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## Community Preservation Act Committee Town of Arlington

### CPA Funding – FY2021 Final Application

One (1) electronic copy and three (3) hard copies of the completed application must be submitted to the CPAC **no later than 4 p.m. on December 9, 2019** in order to be considered for advancement to the final application stage, with the electronic copy sent to [jwayman@town.arlington.ma.us](mailto:jwayman@town.arlington.ma.us) and the hard copies to:

Community Preservation Committee c/o Julie Wayman  
Town of Arlington, 730 Massachusetts Ave., Arlington, MA 02476

Applications will be date stamped and assigned control numbers in the order that the hard copies are received. This PDF form may be completed on a computer using [Adobe Reader](#).

#### 1. General Information

##### Communitywide Archaeological Reconnaissance Survey

Project Title: \_\_\_\_\_  
Applicant/Contact: \_\_\_\_\_  
Organization: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Arlington, MA 02476

Telephone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

#### 2. CPA Eligibility (refer to the chart on page A-4)

##### CPA Category (select one):

Community Housing       Historic Preservation       Open Space       Recreation

##### CPA Purpose (select one):

Acquisition     Creation     Preservation     Support     Rehabilitation & Restoration

#### 3. Budget

Amount Requested: \$60,000.00    Total Project Cost: \$60,000.00

Signature \_\_\_\_\_

Date \_\_\_\_\_

12/6/19

**Please answer and document all questions on the following page**



**PROJECT DESCRIPTION:** Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

1. **Goals:** What are the goals of the proposed project?
2. **Community Need:** Why is the project needed? Does it address needs identified in existing Town plans? If so, please specify.
3. **Community Support:** What is the nature and level of support for this project? Include letters of support and any petitions.
4. **Project Documentation:** Attach any applicable engineering plans, architectural drawings, site plans, photographs, any other renderings, relevant studies or material.
5. **Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones?
6. **Credentials:** How will the experience of the applicant contribute to the success of this project?
7. **Budget:** What is the total budget for the project and how will funds be sourced and spent? All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may not be used for maintenance.)
8. **Other Funding:** What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.
9. **Maintenance:** If ongoing maintenance is required for your project, how will it be funded?
10. **Impact on Town Budget:** What, if any, potential secondary effects will your proposed project have on the Town's Operating Budget? Are there any capital projects that rely on the successful completion of your project?

**ADDITIONAL INFORMATION:** Provide the following additional information, as applicable.

1. **Control of Site:** Documentation that you have control over the site, such as a Purchase and Sales Agreement, option or deed. If the applicant does not have site control, explain what communications have occurred with the bodies that have control and how public benefits will be protected in perpetuity or otherwise.
2. **Deed Restrictions:** In order for funding to be distributed, an appropriate deed restriction, meeting the requirements of Chapter 184 of Mass General Laws pursuant to section 12 of the Community Preservation Act, must be filed with the CPAC. Provide a copy of the actual or proposed restrictions that will apply to this project.
3. **Acquisitions:** For acquisition projects, attach appraisals and agreements if available. Attach a copy of the deed.



4. **Feasibility:** Provide a list of all further actions or steps that will be required for completion of the project, such as environmental assessments, zoning approvals, and any other known barriers to moving forward.
5. **Hazardous Materials:** Provide evidence that the proposed project site is free of hazardous materials or there is a plan for remediation in place.
6. **Permitting:** Provide evidence that the project does not violate any zoning ordinances, covenants, restrictions or other laws or regulations. What permits, if any, are needed for this project? Provide the expected date of receipt for necessary permits, and copies of any permits already acquired.
7. **Environmental Concerns:** Identify all known wetlands, floodplains, and/or any natural resource limitation that occur within the boundaries of your submission.
8. **Professional Standards:** Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed. Evidence that the applicant and the project team have the proven or potential capacity to conduct the scope and scale of the proposed project, as evidenced by project leaders with appropriate qualifications and technical experience or access to technical expertise.
9. **Further Attachments:** Assessor's map showing location of the project.

**REMINDER:** Projects financed with CPA funds must comply with all applicable state and municipal requirements, including the state procurement law, which requires special procedures for the selection of products, vendors, services, and consultants. Project sponsors will be required to meet with Arlington's Town Manager before the Town enters into any contracts or issues any purchase orders. However, this requirement can be waived if adherence to procurement procedures will be overseen by a Town Department Head or other MCPPO certified third party.



## **Communitywide Archaeological Reconnaissance Survey**

### **2019-2020 CPA FINAL PROJECT APPLICATION DESCRIPTION**

#### **1. Goals:** What are the goals of the proposed project?

The goal of this survey is to produce a comprehensive inventory of known archaeological resources in Arlington and to identify areas of high potential for further planning and preservation.

#### **2. Community Need:** Why is the project needed? Does it address needs identified in existing Town plans? If so, please specify.

With the completion of the Survey Master Plan, the Department of Planning and Community Development (DPCD) is commencing work to implement its recommendations. The scope of the Survey Master Plan was confined to above-ground, or non-archaeological, historic resources; a comprehensive study of the town's archaeological resources has not, to this date, been conducted. As a result, a top priority identified in the plan is to create a communitywide archaeological reconnaissance survey.

The Survey Master Plan notes that the town has identified several above-ground resources, which are represented in the town's inventory. The plan also identifies a number of undocumented archaeologically sensitive historic and cultural landscapes, including Mill Brook, industrial areas near Spy Pond, Elizabeth's Island, and town-owned recreational areas. Completing this project would fulfill a priority of the Survey Master Plan and lay the groundwork for potential additional protections of these historic assets, if necessary (pg. 56). Completing an archaeological reconnaissance survey would also fulfill a goal of the Mill Brook Corridor Report (May 2019), by identifying the locations of many mill sites, dams and mill ponds that were active during the 17th through early 20th centuries, as well as providing an archaeological context by which to "highlight the heritage landscape of the entire Mill Brook watershed from Arlington's Great Meadows in East Lexington to the Lower Mystic Lake" (pg. 36). Untold layers of Arlington's history lie beneath the surface, and without CPA funding for this project they are likely to remain unknown for many years to come, perhaps when it is too late.

#### **3. Community Support:** What is the nature and level of support for this project? Include letters of support and any petitions.

The Department of Planning and Community Development (DPCD) worked with the Historic and Cultural Resources Working Group (HCRWG) to complete the Historic Preservation Survey Master Plan in April 2019 and are supportive of the proposed project. The group includes representatives from the Arlington Historic Districts Commission, Arlington Historical Commission, Arlington Historical Society, and the Master Plan Implementation Committee.



Other organizations that support this work include the Old Schwamb Mill and the Recreation Department.

4. **Project Documentation:** Attach any applicable engineering plans, architectural drawings, site plans, photographs, any other renderings, relevant studies or material.

The Survey Master Plan offers recommendations for neighborhood areas and individual properties that merit study from a preservation planning perspective. Completed inventory forms for those areas and properties would be added to the *Inventory of Historic and Archaeological Assets of the Commonwealth*, which is maintained by the Massachusetts Historical Commission (MHC), with a duplicate set of forms kept on file in Arlington.

This project would also be in line with the first objective listed in the [State Historic Preservation Plan](#) (2018-2022), which addresses the development of community-wide historic and archaeological resource inventories, as well as with Goal 4, Protecting Archaeological Sites, a key objective of which is to “prepare comprehensive, community-wide archaeological surveys with qualified consultants and in partnership with the MHC” (pg 2-12).

Completing an archaeological reconnaissance survey would also fulfill a goal of the Mill Brook Corridor Report (May 2019), by identifying the locations of many mill sites, dams and mill ponds that were active during the 17th through early 20th centuries, as well as providing an archaeological context by which to “highlight the heritage landscape of the entire Mill Brook watershed from Arlington’s Great Meadows in East Lexington to the Lower Mystic Lake” (pg. 36).

5. **Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones?

The project schedule is designed to meet MHC criteria for an archaeological reconnaissance survey, designed to identify archaeologically sensitive areas. The following timeline will be followed once funding is available for the project:

- Prepare RFP with the HCRWG : 1 month
- Select consultant: 6 weeks
- Project completion/release of final survey: 10 months from date of contract

Phase 1: Reconnaissance (12 weeks)

Project kickoff and stakeholder meetings; filing for archaeological permits; conducting background research and fieldwork; holding interviews; summarizing historical development and ecological/topographical conditions; and reviewing sample bylaws, regulations, and plans from MHC.



Phase 2: Intensive Locational Survey and Document Development (8 weeks)  
Conducting radar survey; establishing outline of final survey report; holding stakeholder meetings; drafting preliminary recommendations.

Phase 3: Site Examination and Document Revision (14 weeks)  
Completing fieldwork; developing draft maps and GIS materials; revising draft of guides and reports; revising management and policy recommendations; completing final ground penetrating radar report(s).

Phase 4: Project Completion (8 weeks)  
Holding public forums to discuss final draft materials, completing final report and maps, finalizing GIS files.

**6. Credentials:** How will the experience of the applicant contribute to the success of this project?

DPCD with the Master Plan Implementation Committee and the Historic Resources Working Group has been spearheading efforts to implement the recommendations of the 2015 Arlington Master Plan related to historic preservation since the plan was adopted. Completing a survey of historic structures and creating the Survey Master Plan were precursors to the work outlined in this application.

**7. Budget:** What is the total budget for the project and how will funds be sourced and spent? All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may not be used for maintenance.)

The budget for this project is \$60,000, which is the full amount requested in this proposal.

**8. Other Funding:** What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.

Additional funding sources are not being sought for this project at this time.

**9. Maintenance:** If ongoing maintenance is required for your project, how will it be funded?

This project does not require maintenance.

**10. Impact on Town Budget:** What, if any, potential secondary effects will your proposed project have on the Town's Operating Budget? Are there any capital projects that rely on the successful completion of your project?

There will not be any impact on the Town's operating or capital budget. DPCD is sufficiently staffed to oversee this effort.



**ADDITIONAL INFORMATION:** Provide the following additional information, as applicable.

1. Control of Site: Documentation that you have control over the site, such as Purchase and Sales agreements, option, or deed. If the applicant does not have site control, explain what communications have occurred with the bodies that have control and how public benefits will be protected in perpetuity or otherwise.

The properties and areas included in the survey are owned by the Town.

2. Deed Restrictions: In order for funding to be distributed, an appropriate deed restriction meeting the requirements of Chapter 184 of Mass General Laws pursuant to section 12 of the Community Preservation Act, must be filed with the CPAC. Provide a copy of the actual or proposed deed restrictions that will apply to this project.

Not applicable.

3. Acquisitions: For acquisition projects, attach appraisals and agreements if available. Attach a copy of the deed.

Not applicable.

4. Feasibility: Provide a list of all further actions or steps that will be required for completion of the project, such as environmental assessments, zoning approvals, and any other known barriers to moving forward.

Not applicable.

5. Hazardous materials: Provide evidence that the proposed project site is free of hazardous materials or there is a plan for remediation in place.

Not applicable.

6. Permitting: Provide evidence that the project does not violate any zoning ordinances, covenants, restrictions, or other laws or regulations. What permits, if any, are needed for this project? Provide the expected date of receipt for necessary permits, and copies of any permits already required.

Not applicable.

7. Environmental concerns: Identify all known wetlands, floodplains, and/or any natural resource limitation that occur within the boundaries of your submission.

Not applicable.



8. Professional standards: Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed. Evidence that the applicant and project team have the proven or potential capacity to conduct the scope and scale of the proposed project, as evidenced by project leaders with appropriate qualifications and technical experience or access to technical expertise.

The proposed project does not include construction, restoration, or rehabilitation. DPCD is sufficiently staffed to oversee this effort, and resumes of staff members assigned to this project are attached.

9. Further attachments: Assessor's map showing location of the project.

Not applicable.



# **Allison Carter**

620 Huron Avenue, Cambridge, MA 02138  
413-222-2020, AllisonDCarter@gmail.com

## **RELEVANT WORK EXPERIENCE**

### **Town of Arlington, Arlington, MA**

#### **Economic Development Coordinator:** November 2016 to Present

- Collaborate with business owners, nonprofit groups, and other community stakeholders to spur economic development in Arlington
- Managing CPA-funded Whittemore Park Revitalization Project
- Implement the Registration of Vacant Commercial and Industrial Properties Bylaw
- Overseeing implementation of Arlington Heights Neighborhood Action Plan
- Arlington representative to Battle Road Scenic Byway Committee
- Created annual Arlington Summer Beer garden, which has welcomed over 18,000 visitors since the summer of 2017

### **Brighton Main Streets, Brighton, MA**

#### **Executive Director:** January 2014 to November 2016

- Raised over \$200,000 in grants to support community economic development
- Reduced commercial vacancy rate from 18% to <5% since 2014
- Appointed to Boston's Small Business Planning Council, which developed first ever citywide small business plan
- Managed the neighborhood Storefront Improvement Program
- Created five-year strategic plan for downtown revitalization created in collaboration with MIT's Department of Urban Studies and Planning

### **Historic Newton, Newton, MA**

#### **Education Programs Manager:** September 2008 to December 2014

- Managed Education and Exhibitions departments
- Organized largest annual fundraising and community education events, the Newton House Tour and Newton Preservation Awards
- Identified strategic partnerships with businesses and community groups
- Raised over \$98,000 in grants to support education and museum exhibitions

### **Pierce House, Historic New England, Dorchester, MA**

#### **Museum Teacher:** April 2008 to September 2008

- Developed and instructed educational programs for school and adult groups
- Evaluated and improved existing programs by analyzing teacher feedback

### ***The New England Quarterly: A Journal of New England Life and Letters*, Boston, MA**

#### **Editorial Assistant:** September 2005 to May 2007

- Editor of book review section
- Managed finances and prepared financial reports
- Maintained subscriber database



## **EDUCATION**

### **Northeastern University, Boston, MA**

- M.A. in History with certification in Public History, May 2007
- QPA: 3.89

### **University of Massachusetts Amherst, Amherst, MA**

- B.A. in History, 2003. Minors in Art History and French
- Cumulative grade point average of 3.72; graduated *cum laude*
- Participated in UMass Paris Program for Fall 2002 semester
- Seven semesters on Dean's list

## **VOLUNTEER WORK**

- 2014 Brighton Board of Trade as the Member of the Year
- April 2011: Authored Boston Landmark Commission application for 125 Highland Street in Roxbury, the William Lloyd Garrison house

## **SKILLS**

Proficient in all MS Office applications, Adobe Creative Suite, WordPress CMS, Constant Contact, Google and Facebook PPC and CPC ad platforms, several database systems and various web-based applications





## OLD SCHWAMB MILL

November 26, 2019

Community Preservation Act Committee  
Town of Arlington  
c/o Julie Wayman  
730 Massachusetts Avenue  
Arlington, MA 02476

Re: Support for Communitywide Archaeological Reconnaissance Survey Application

Dear Committee Members,

I am writing to express my strong support for the Department of Planning and Community Development's (DPCD) application for funding to conduct a survey of archaeological resources in Arlington. The Schwamb Mill, on a site dating to the seventeenth century, is located in the Mill Brook Corridor. The Old Schwamb Mill has been in use since colonial times and its presence and preservation is crucial for Arlington's historical and cultural record and identity. We are especially supportive of any research that would help us understand more exactly the mill's history and its context.

Implementing the Survey Master Plan by conducting an Archaeological Reconnaissance Survey focusing on the Mill Brook Corridor has our utmost approval and support. We have hundreds of guests each year and constantly are told how delighted they are that the Mill and its brook continue to exist. Understanding this space in the larger context, afforded by an archaeological study, would enhance its meaning and contribution to Arlington citizens and to all visitors.

The information gained from a professional Archaeological Reconnaissance Study can help us all better protect this fragile landscape and its history. This documentation effort will benefit all current and future Arlington citizens.

On behalf of The Preservation Trust of The Old Schwamb Mill, I am pleased to support the Department of Planning and Community Development's application for funding to conduct a survey of archaeological resources in Arlington.

I am pleased to see the DPCD's commitment to advancing the recommendations of the Survey Master Plan, and I believe that focusing on undocumented archaeologically sensitive cultural resources and landscapes is an appropriate next step. Arlington residents and decision makers will benefit now and in the future from the documentation afforded by this study.

I hope you will consider this application favorably.

Sincerely,

Dermot Whittaker, President  
Schwamb Mill Preservation Trust Inc



Stuart Brorson  
Arlington Historical Society  
7 Jason St  
Arlington, MA  
02476

November 30<sup>th</sup>, 2019

Community Preservation Act Committee  
c/o Julie Wayman  
Town of Arlington  
730 Massachusetts Avenue  
Arlington, MA 02476

Re: Support for Communitywide Archaeological Reconnaissance Survey Application

Dear Committee Members,

I write you regarding the Department of Planning and Community Development's (DPCD) application for funding to conduct a survey of archaeological resources in Arlington. I am president of the Arlington Historical Society. I circulated a copy of your project proposal to our board, and ask them to vote on whether we would support your archaeological survey project. I am pleased to say we voted overwhelmingly in favor of expressing our support for this project with no "nay" votes. As an organization devoted to disseminating knowledge about Arlington's history, we believe this is a very worthwhile project for the town to undertake.

Let me add that the Historical Society is interested in helping and participating in this project in any way we can. Please feel free to reach out to me via the Society if you want to discuss how we might participate, assuming the project is approved.

Sincerely,

Stuart Brorson  
Arlington Historical Society President



November 27, 2019

Community Preservation Act Committee  
c/o Julie Wayman  
Town of Arlington  
730 Massachusetts Avenue  
Arlington, MA 02476

Re: Support for Communitywide Archaeological Reconnaissance Survey Application

Dear Committee Members,

I am writing to express my strong support for the Department of Planning and Community Development's (DPCD) application for funding to conduct a survey of archaeological resources in Arlington. The identification and preservation of Arlington's archaeological resources is vital to maintaining Arlington's connection to its rich cultural history.

I am pleased to see the DPCD's commitment to advancing the recommendations of the Survey Master Plan, and I believe that focusing on undocumented archaeologically sensitive cultural resources and landscapes is an appropriate next step. Arlington residents, Town departments and committees, and others all benefit from documentation of these resources. The combined expertise of DPCD and the HCRWG as collaborators on this project will ensure that the final documentation is completed according to best practices.

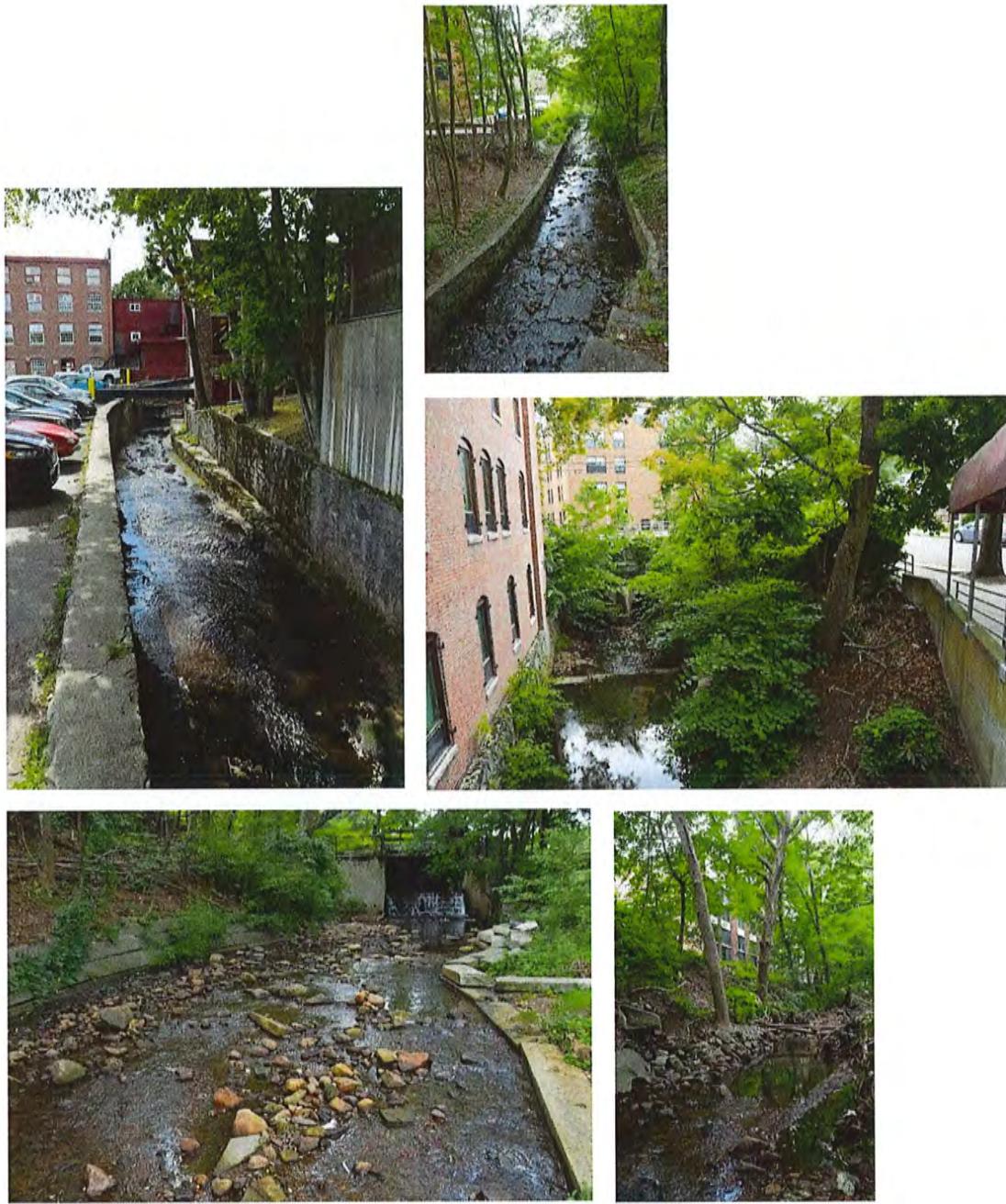
I hope you will consider this application favorably.

Sincerely,

Stacey Mulroy

Director, Arlington Recreation Department





# Mill Brook Corridor Report

April 5, 2019

By the Mill Brook Corridor Study Group of the Master Plan Implementation Committee,  
with support from the Department of Planning & Community Development

# Contributors

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## Mill Brook Corridor Study Group

Ann LeRoyer, Open Space Committee  
Wendy Richter, Open Space Committee  
Joe Barr, Master Plan Implementation Committee  
Amber Christoffersen, Mystic River Watershed Association  
Charlotte Milan, Department of Public Works  
Bill Copithorne, Department of Public Works  
Stacey Mulroy, Recreation Department  
Edward Gordon, Old Schwamb Mill  
Grace Dingee, Old Schwamb Mill  
Janet O'Riordan, Old Schwamb Mill

## Department of Planning and Community Development

Jenny Raitt, Director  
Erin Zwirko, Assistant Director  
Kelly Lynema, Senior Planner  
Emily Sullivan, Environmental Planner/Conservation Agent  
Ali Carter, Economic Development Coordinator  
Nat Strosberg, former Senior Planner  
Lela Shepherd, former Environmental Planner/Conservation Agent

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Mill Street Falls in 1898, courtesy of Robbins Library,  
Arlington, Massachusetts (Digital Commonwealth, 1898)

# INTRODUCTION

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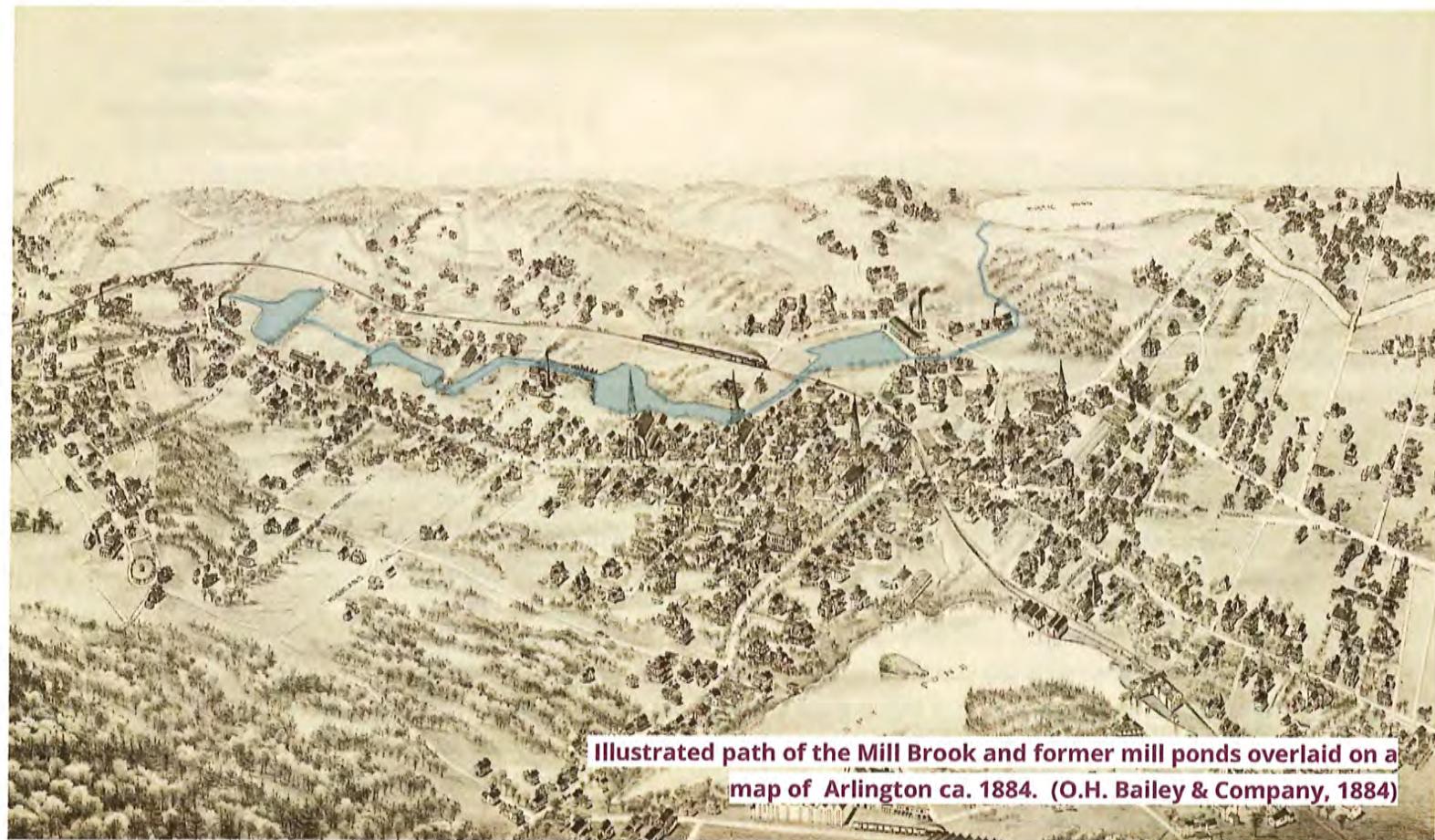
Mill Brook flows for nearly three miles from west to east through the center of Arlington, roughly parallel to Massachusetts Avenue and the Minuteman Bikeway, starting at the Arlington Reservoir in the Heights. Near Arlington Center the brook turns northward and flows through Mt. Pleasant Cemetery and Meadowbrook Park into the Lower Mystic Lake. It functions as part of the Mystic River Watershed and the drainage system that collects water from as far upstream as Arlington's Great Meadows in East Lexington.

As the source for at least eight water-powered mill sites and mill ponds during the 17th through 19th centuries, Mill Brook is a significant part of Arlington's cultural landscape and a link to its industrial history. Much of the brook is now channelized, with segments running through underground culverts and only limited views to the exposed sections of the waterway. Portions of the brook are subject to regular flooding largely because so much of it is constricted in narrow manmade channels.

Access points to visit Mill Brook are available in several Town-owned parks and cultural sites including Meadowbrook Park, Mt. Pleasant Cemetery, Cooke's Hollow Conservation Area, Wellington Park, the Old Schwamb Mill, Hurd Field, and the Arlington Reservoir. Other Town-owned lands that intersect with the brook's course, but are now culverted and thus inaccessible, include the Arlington High School property and Buzzell Field. More than 60 percent of the brook is located on private property and is mostly inaccessible.

The Town of Arlington has a long-standing vision for the Mill Brook Corridor, dating to Charles W. Eliot II's 1926 Town Plan and numerous subsequent studies. In 2010, the Open Space Committee prepared the Mill Brook Linear Park Report., which examined the feasibility and possibilities for expanding the Town's open space resources by developing a linear park along Mill Brook. Building on a 1977 landscape design for a linear park commissioned by the Conservation Commission, the 2010 report examined the brook in seven sections. The report's chapters on current conditions, challenges, and opportunities looked at environmental, recreational, flood control, economic, and transportation issues for each section of the brook.

This updated Mill Brook Corridor Report supplements information in the 2010 report and examines new opportunities to create a vision and identity for the corridor. Linking the seven sections together in a greenway with pedestrian facilities would facilitate access to help restore the environmental and scenic qualities of Mill Brook, and provide enhanced recreational opportunities for Arlington's residents. But before this long-held



**Illustrated path of the Mill Brook and former mill ponds overlaid on a map of Arlington ca. 1884. (O.H. Bailey & Company, 1884)**

vision for the corridor can be achieved, the brook must first be established as a clean, safe, and attractive feature of the community. Since 2010, the Town of Arlington has completed several significant planning studies, including the 2015 Master Plan and the 2018 Municipal Vulnerability Preparedness Assessment, which inform changing conditions along Mill Brook.

The Mill Brook Corridor Study Group, a subcommittee of the Town's Master Plan Implementation Committee, has been tasked with this update and has created an Action Plan that covers the following topics: environment and ecosystem management, flood control, recreation, economic development, transportation, historical context, and placemaking. The Action Plan will help the Town target initiatives that prioritize and improve Mill Brook, understanding that many factors limit the Town's ability to effect change in the near term. This report seeks to provide background information and context for any future planning to preserve the brook's important ecological and historical features and improve recreational opportunities within the corridor.

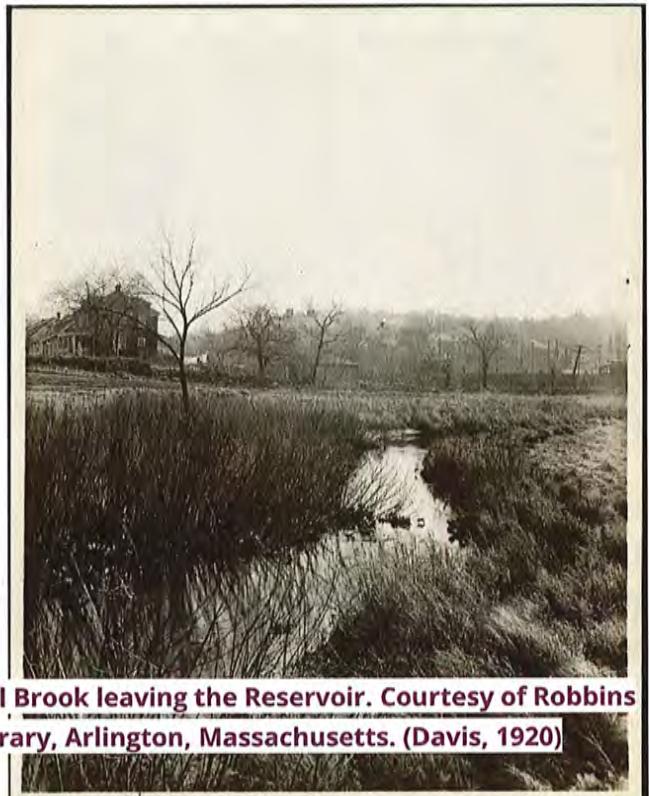
## Geographical and Historical Context

Arlington's Great Meadows in East Lexington is a large wetland that contributes to the source and flow of water in Mill Brook. The brook is formed in Arlington Heights by the confluence of Munroe and Sickle Brooks (also known as Cataldo Brook), which flow south and east from Lexington and meet at the Arlington Reservoir outflow near Drake Village. Munroe Brook was dammed in the early 1870s to form the Arlington Reservoir, and two spillways now control the amount of water discharged into Mill Brook.

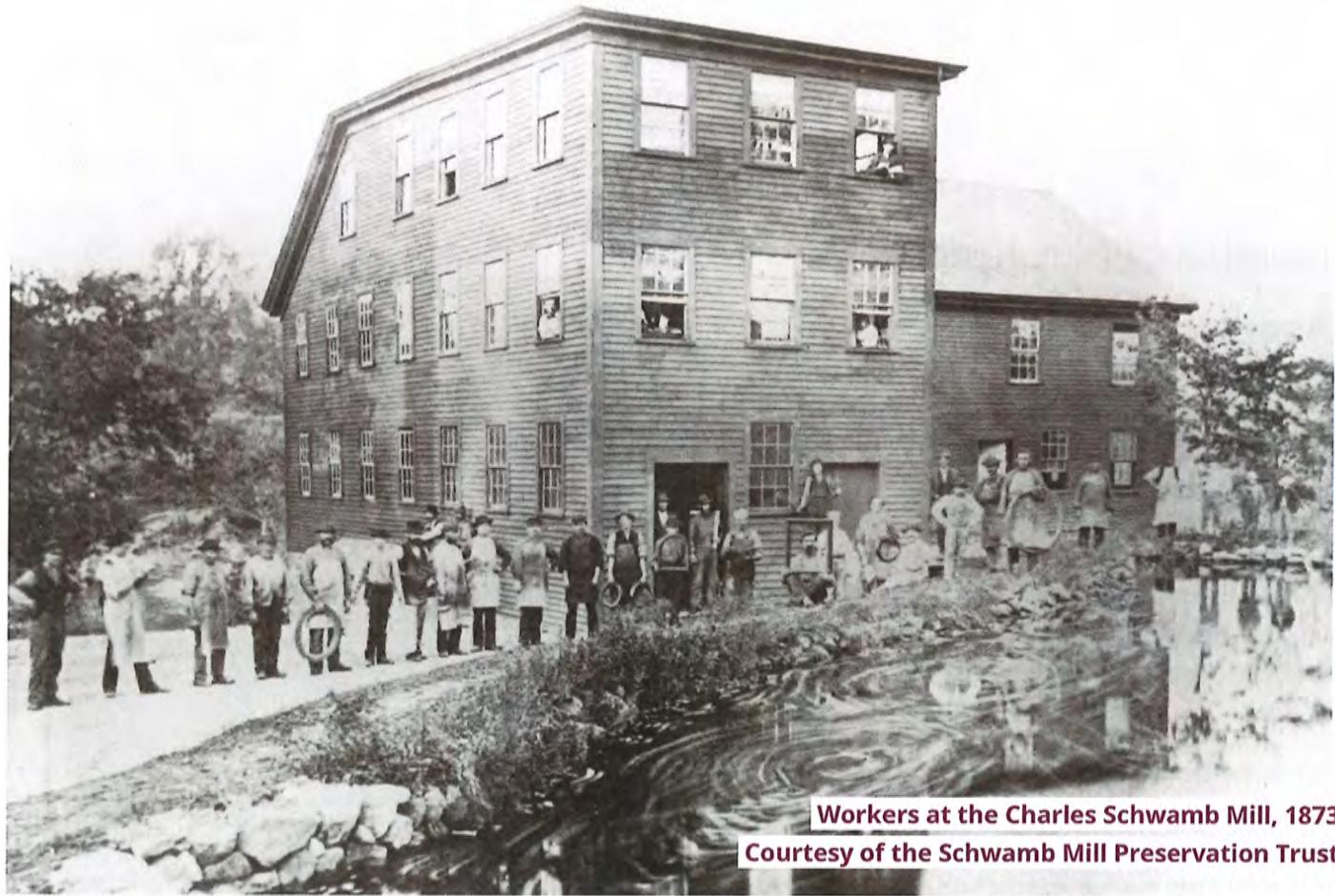
Mill Brook drops about 150 feet on its way from the Reservoir to the Lower Mystic Lake over a distance of about 2.7 miles. Mill Brook flows parallel to Massachusetts Avenue and the Minuteman Bikeway eastward to Arlington Center, where the brook turns northeastward to cross under Mystic Street and flow through Mount Pleasant Cemetery into Lower Mystic Lake. More than 40 percent of the brook is culverted below ground while 30 percent is channelized but exposed to daylight. Only a few short sections of the brook remain in a natural streambed with earthen banks. The entire brook is in need of substantial restoration and remediation to improve biodiversity, water quality, drainage, and flood control.

About 35 percent of the land within 100 yards of the brook is owned by the Town, and these public areas are used primarily for open space and recreational activities (e.g., playing fields, tennis courts, climbing wall, playgrounds, and parks). The areas not owned by the Town include industrial and commercial properties, some historical sites, and several residential neighborhoods.

Mill Brook was originally a natural waterway flanked by the hills surrounding the Boston basin. The English settled in the area in 1635, and by 1637 they began to make changes to the brook. Captain George Cooke erected a milldam near what is now Mystic Street to create a mill pond and operate a grist mill. From the 17th through 19th centuries Mill Brook supported as many as eight mill sites and a chain of dams and mill ponds from Arlington Heights to Mystic Street. At different times through those years the mills were



**Mill Brook leaving the Reservoir. Courtesy of Robbins Library, Arlington, Massachusetts. (Davis, 1920)**



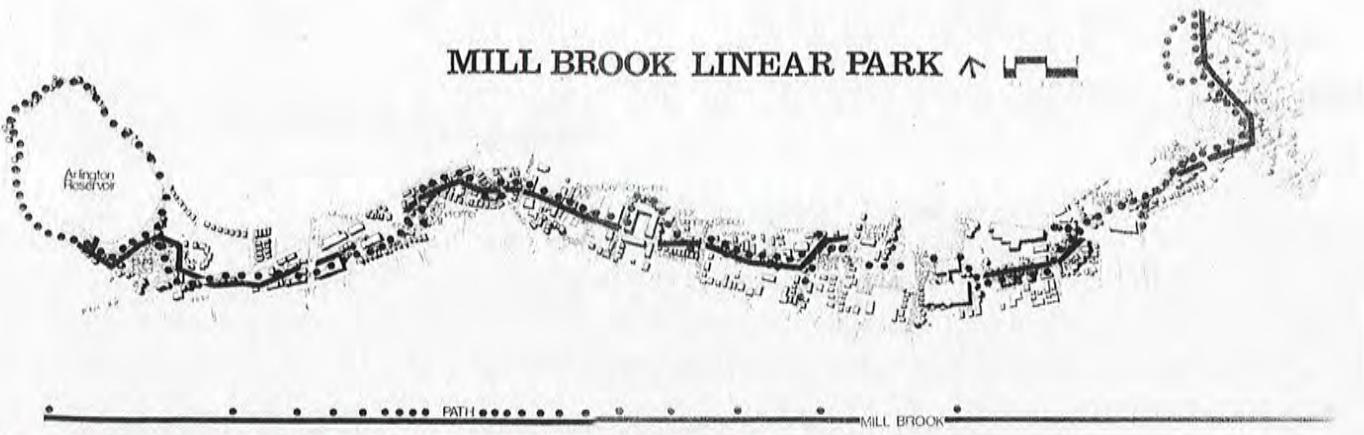
**Workers at the Charles Schwamb Mill, 1873.**

Courtesy of the Schwamb Mill Preservation Trust.

used for grinding (e.g., grain, spices, material for drugs, paints, and dyes) and other kinds of manufacturing (e.g., wood turning, cloth printing, knives, saw blades). The brook was also considered ideal for industrial waste disposal in the years before environmental protections were instituted.

When the Arlington Reservoir was built as a water supply in 1871, the reduction of water volume in Mill Brook caused many mill owners to convert to steam or later to electric power, or to abandon their locations altogether. Mill Brook has been channelized, diverted, and culverted in various ways and at various times over the past four centuries for purposes ranging from directing water flow for manufacturing use, to flood control, to the creation of playing fields. Areas that were once the main industrial features of the map of Arlington—its broad mill ponds—are now some of the most popular recreational features of the Town.

## MILL BROOK LINEAR PARK ↗



**The 1977 vision for the Mill Brook as a linear park (de Lehrer, 1977).**

### Planning for a Mill Brook Linear Park

Proposals for restoring Mill Brook and creating a linear park along its banks date back to the 1920s. The Report on a Town Plan in 1926 by noted landscape architect Charles W. Eliot II recommended a series of pocket parks along Mill Brook. The Town subsequently acquired the Wellington Park property (3.0 acres) in the 1930s and Cooke's Hollow (0.7 acres) in the 1970s. During the 1970s, at the time of the Bicentennial and in response to urban development pressures, the Town undertook several studies, including "Arlington Center – Mill Brook Valley Plan," by Charles G. Hilgenhurst & Associates and the Department of Planning and Community Development (1975). A 1977 study for the Arlington Conservation Commission by then-Tufts University student Miriam (Mia) Gutfreund de Lehrer led to a general plan for developing a Mill Brook Linear Park, in response to the pocket park format.

As residential and commercial development increased in the Mill Brook district during the later decades of the 20th century, some special permit approvals were "conditioned" with requirements that could contribute to the linear park concept. Direction and momentum for the park was fragmented, however, as other community priorities prevailed. Arlington Park and Recreation Commission proposals for the Wellington Park area in 2007 brought renewed interest to the linear park concept.

An ad hoc group organized by the Open Space Committee in 2008 began to document the Mill Brook Corridor: determining parcel lines, lot ownerships, and current uses; photo-documenting the conditions of the brook and its nearby built neighborhoods; and outlining the potential for additional and enhanced access. The group's 2010 report took de Lehrer's 1977 plan as a starting point for updating and

#### Mill Brook Linear Park Report



Current Conditions



Challenges



Opportunities

Prepared by the Mill Brook Linear Park Study Group  
April 2010

#### The 2010 Mill Brook Linear Park Report

expanding the long-held vision that had not been actively pursued in the interim.

Other complementary initiatives around that time were the Open Space and Recreation Plan for 2007-2014, planning for a Battle Road Scenic Byway program and the Freedom's Way historic corridor, a 2009 report by Larry Koff & Associates on commercial development planning for the Arlington Redevelopment Board, and other ARB efforts to envision and promote a Mill Brook Study Area.

Since publication of the 2010 report, the Town has completed or is currently working on a host of planning and renovation projects on public and private lands in the Mill Brook Corridor. All of these projects (as of March 2019) offer opportunities to incorporate research and visioning to draw attention to this important historic, cultural, and environmental resource.

## Town-Wide Plans

Three planning initiatives consider the Town of Arlington as a whole. With Mill Brook running as a spine through the community, it has received significant attention as part of the planning process.

### **Arlington Master Plan (2015)**

The Town initiated an extensive master planning process in 2012 to explore and document a wide range of land use and development concerns and opportunities. The final report, Arlington Master Plan, was adopted in 2015 with numerous recommendations for future action, including a renewed look at the Mill Brook Corridor and all past studies. The neighborhoods surrounding the brook include the commercial centers of Arlington Heights and Arlington Center along Massachusetts Avenue, and the corridor parallels the Minuteman Bikeway and commercial areas of Dudley Street and Summer Street to the north. The brook and corridor thus provide the spine for a full range of economic, residential, and environmental life in the community. The adoption of the Master Plan set the stage for many of the initiatives identified below.



Following the adoption of the Master Plan, the Mill Brook Corridor Study Group was formed as a subgroup of the Arlington Master Plan Implementation Committee and is tasked with implementing the recommendations in the Master Plan that relate to Mill Brook. It includes representatives from the Arlington Redevelopment Board, Department of Planning and Community Development, Master Plan Implementation Committee, Old Schwamb Mill, Open Space Committee, Conservation Commission, Park and Recreation Commission, and other groups.

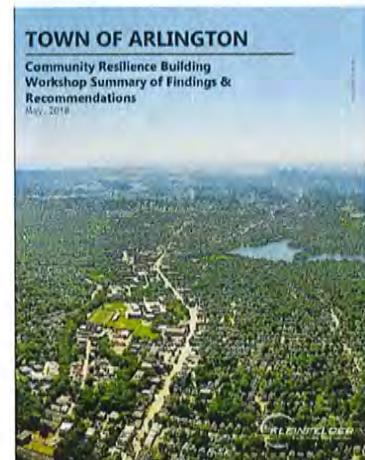
## Open Space and Recreation Plan (2015–2022)

The 2015–2022 Open Space and Recreation Plan is focused on Arlington's existing open spaces and future open space and recreation needs, and it establishes open space policy for the Town. Since Mill Brook intersects with many of Arlington's open space and recreation facilities, the corridor received significant attention in the Plan. The Open Space Committee, in collaboration with the Department of Planning and Community Development and other groups, is in the process of monitoring the goals and objectives of the Plan, in anticipation of the next update in 2022.



## Municipal Vulnerability Preparedness (MVP) Grant Process (2017-2019)

In 2017, the Commonwealth's Executive Office of Energy and Environmental Affairs awarded Arlington a Municipal Vulnerability Preparedness (MVP) Planning Grant in the amount of \$23,000 to complete a community resilience planning process to address the local impacts of climate change. At the heart of the process was a Community Resilience Building Workshop, which involved community members and other stakeholders in the development of a vulnerability assessment and identification of action steps to build greater local resilience. The Mill Brook Corridor was identified as a primary local flood hazard and vulnerable natural resource, and as being central to future efforts to build greater local resilience.



In the spring of 2018 the Town of Arlington was awarded a follow-up Municipal Vulnerability Preparedness (MVP) Action Grant of nearly \$400,000 to develop and implement ecologically sensitive flood management measures along the brook in Wellington Park. This project piggybacks an ongoing revitalization project in the park under the auspices of the Mystic River Watershed Association (see below). A primary purpose of the MVP project is to provide additional flood storage capacity along the Mill Brook, as well as to address the need for bank stabilization and protection of public utilities, and the desire for public access and connectivity to the Mill Brook.

## Site-Specific Projects

Since the Mill Brook Corridor transects the entire community, it passes through a wide variety of land uses, each with their own challenges and opportunities. Two projects, at Wellington Park and the Arlington Reservoir, are site-specific efforts to address the challenges of the corridor while capitalizing on its opportunities. Two other major redevelopment projects that intersect with Mill Brook are reconstruction of the Department of Public Works facility on Grove Street and the proposed rebuilding of Arlington High School.



**Wellington Park site**

### **Wellington Park/Mill Brook Corridor Revitalization Project**

The Mystic River Watershed Association and Department of Planning and Community Development (DPCD) are coordinating an initiative to revitalize the portion of Mill Brook between Brattle and Grove Streets, with a specific focus on Wellington Park. The goal is to create a design that revitalizes the brook and its vicinity ecologically, civically, and economically in a manner respectful to abutters. The design and first implementation phases have been supported by Community Preservation Act funds. Public participation, and especially input from residents of the Mill Brook and Rembrandt condominiums and other abutters, is vital to this process. Weston & Sampson has been hired as the design and engineering consultant for the design and assessment phase. This project is occurring in parallel with the MVP project described above.



### **Arlington Reservoir Master Plan**

The purpose of this master plan is to develop a Reservoir improvement plan that reflects the recreational and conservation needs of a diverse community. This plan will serve as a guide for all future development of the Reservoir as well as a tool to strategize for funding opportunities. This project is headed by the Park and Recreation Commission, Conservation Commission, and Reservoir Committee, with funding from the Community Preservation Act Committee. Weston & Sampson has been hired as consultants to undertake a public process and conduct research to evaluate existing conditions, complete a land survey and environmental assessment of the water body and shoreline habitats, develop infrastructure and landscaping recommendations, and establish a final preferred plan for the Town to operate and manage the property going forward.

### **Department of Public Works Renovations and Sewer Rehabilitation Project**

The DPW yard and garage buildings have experienced routine, sometimes severe, flooding, and the gas utility site adjacent to 51 Grove Street has had to rebuild

retaining walls due to combined runoff from the exposed section of Mill Brook, Grove Street and the bikeway. Renovations to the DPW yard could include redirecting water flow toward the High School playing fields to the east and reducing the runoff directly into the brook from these paved areas, as well as opportunities for daylighting part of the brook and the addition of historic and educational signage.

A second related DPW project to rehabilitate sanitary sewers seeks to reduce the amount of groundwater (infiltration) and rainwater (inflow) entering the sewer system. Through this program, sources of Infiltration and Inflow (I/I) will be identified and removed. When these sources are removed, the quantity of flow entering the Arlington sewer system and the risk of sewer backups and overflows will be reduced. These engineering improvements will also benefit the water quality of Mill Brook.

### **Arlington High School Building Project**

Major renovations of the High School buildings and facilities over the next several years will encompass all aspects of planning and renovation/construction, including potential impacts on Mill Brook, which is culverted under the playing fields. This project offers opportunities to incorporate some daylighting of the brook where it enters and leaves school property, improved linkages to Minuteman Bikeway, and other historic and educational initiatives to draw attention to this long-hidden section of the brook.



**Arlington High School  
schematic site plan**

### Design Standards

In 2015, the Town adopted design guidelines for major corridors in the community, including Massachusetts Avenue and Broadway, the Minuteman Bikeway, and the Mill Brook Corridor. Arlington's Design Standards provide direction for the design of new development and redevelopment in the commercial and industrial areas. The design standards are focused in seven areas: building setbacks, building height, public realm interface, parking and access, connections and linkages, façade and materials, and signage and wayfinding. For the Mill Brook Corridor, the design guidelines suggest that new development or redevelopment must be designed in a manner that simultaneously capitalizes on its natural beauty and history, and its potential as a publicly accessible pedestrian corridor, but also protects the site against flooding.

**DESIGN STANDARDS  
FOR THE  
TOWN OF ARLINGTON**



Adopted October 19, 2016

MASSACHUSETTS

## Educational Efforts

Providing opportunities for the community to learn about Mill Brook, its history, and its ecosystem are important ways to draw attention to the need for planning around the corridor. These two examples are opportunities to have the community-at-large invest in the brook and support future efforts.

### **Mill Brook Clean-Ups**

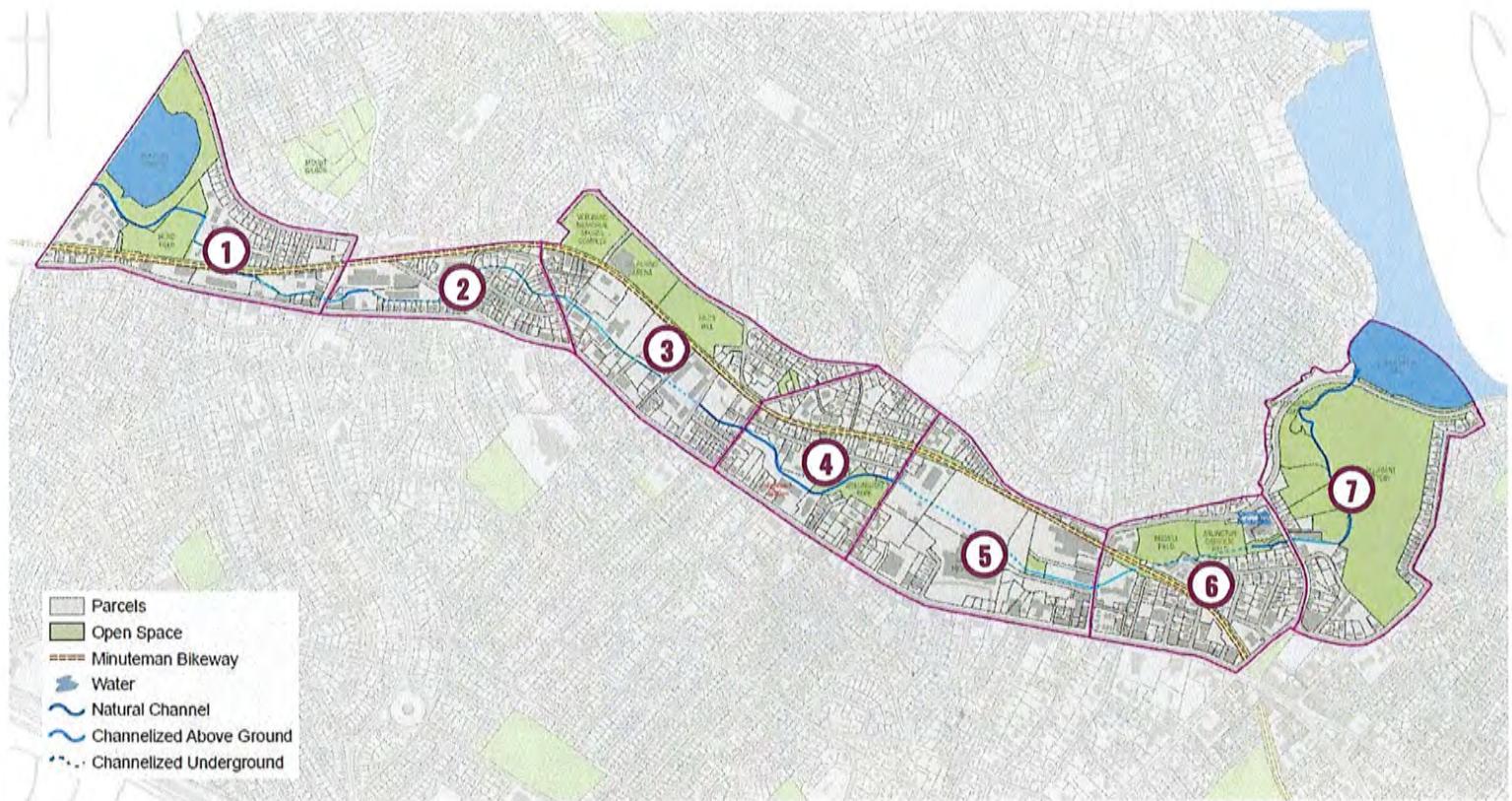
Volunteer-based trash clean-ups of various portions of the brook occur on a semiannual basis (or more frequently), and are coordinated by the DPCD, DPW, Town committees, the Mystic River Watershed Association, and/or other locally active groups, such as the Mill Brook Corridor Study Group.

### **Old Schwamb Mill Exhibit**

An historical review of Mill Brook, "A Brook Runs Through It: Arlington's Mill Brook Legacy," will be on exhibit at the Old Schwamb Mill from September 2018 through early June 2019. This exhibit presents an opportunity to bring renewed attention to the history of the brook and how it drove economic development in the Arlington's early history, and how it can be restored as an ecological and cultural resource for the entire community.

From 1637 until around 1900, Arlington's Mill Brook was bustling with industrial activity, ranging from early grist and saw mills to large-scale manufacturers of saws, wheat meal, and calico printing. The original source of water power from the cascading brook was gradually replaced by steam and then electricity during the late 19th and early 20th centuries, but this fast-moving brook is the reason for Arlington's growth since the early colonial period.

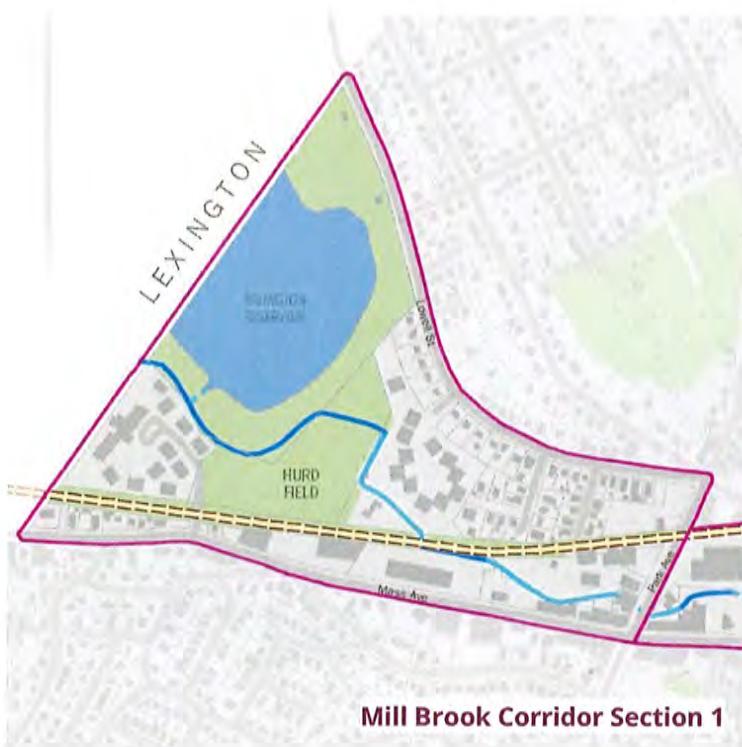
This exhibit provides an historical overview of the Mill Brook and its legacy of mills and mill owners, mill ponds, and the amazing variety of products invented and produced in Arlington. The final part of the exhibit looks at efforts over nearly 100 years to protect and restore the Mill Brook Corridor as an ecologically healthy linear park linking public open spaces with the parallel transportation routes of the Minuteman Bikeway, Massachusetts Avenue, and Summer Street.



## CURRENT CONDITIONS

The following descriptions of current conditions in the Mill Brook Corridor maintain the format of the seven sections outlined in the 1977 and 2010 linear park reports cited previously. These sections are identified on the map below:

<b>①</b> Arlington Reservoir to Park Avenue	<b>⑤</b> Grove Street to Mill Street
<b>②</b> Park Avenue to Forest Street	<b>⑥</b> Mill Street to Mystic Street
<b>③</b> Forest Street to Brattle Street	<b>⑦</b> Mystic Street to Lower Mystic Lake
<b>④</b> Brattle Street to Grove Street	



**Mill Brook Corridor Section 1**

### Section 1. Arlington Reservoir to Park Avenue

Mill Brook is formed in Arlington Heights by the confluence of Sickle Brook (also known as Cataldo Brook) coming out of Arlington's Great Meadows in East Lexington and Munroe Brook, which flows both into and out of the Arlington Reservoir. Mill Brook begins at the confluence, under a low concrete bridge across Sickle Brook between Drake Village and the Reservoir dam. The outflow from the Reservoir is controlled by an adjustable gate near this area, which is under the management of the Arlington Department of Public Works (DPW).

For its first 1,000 feet Mill Brook snakes roughly eastward through Town-owned properties. It follows the contours of the Reservoir and is bordered on the south by Drake Village, a housing complex owned by the Arlington Housing Authority for elderly and other residents, and by the Hurd/Reservoir athletic fields, managed by the Recreation Department. Both sides of this section are bordered by a narrow stretch of trees and undergrowth. The north side the bank is steep (it is part of the Reservoir dam) and does not allow direct access to the brook.

On the south side there is a chain-link fence between Drake Village and the brook, with a gate at the bridge and a narrow dirt footpath between the fence and the brook. Erosion has exposed many of the concrete fence post footings, which may be in danger of toppling. There is no fence between the Hurd Field parking area and the brook, though several concrete barriers create an unattractive obstruction to brook access. In 2013, a



**Arlington's Great Meadows, near the beginning of the brook (LeRoyer, 2018).**

rain garden was built next to the parking lot, and a section of the lot was converted into a pervious surface to control stormwater runoff.

Another taller section of chain-link fence runs between the brook and the playing fields. Though it may be necessary to keep balls (and kids chasing them) out of the brook, it is unattractive and not well kept. This fence and the trees around it are severely overgrown with oriental bittersweet, Japanese Knotweed, and other vegetation, obstructing the view. Fallen tree branches, undergrowth, and trash also obstruct the water flow in some areas.

About two-thirds of the way along Hurd Field, a bridge across Mill Brook allows access to the Wildlife Habitat Garden and Reservoir recreational area to the north. This concrete and stone structure has four large pipes (about 2 feet in diameter) under the paved walkway. The concrete is starting to crumble in some places and the pipes are an obstruction point for leaves, branches, and other debris. During flooding events, the water often flows over or around the bridge.

A few dozen yards beyond the bridge, the emergency spillway from the Reservoir empties into Mill Brook from the north. The spillway is partially paved with vertically set hollow cement blocks. When it was constructed in 2005, the hollows were filled with gravel. Soon after construction, a large storm caused water to flow through the spillway, sweeping gravel down over the unpaved area and into Mill Brook. The gravel was removed from the brook, and over time soil has collected and plants are growing in the hollows of those blocks. This flat area is used to store and drain water chestnuts harvested from the Reservoir each summer, and it is a frequent hang-out area for teens. Trash and graffiti tend to collect in this area.

In 2010 and 2011, the Reservoir Committee of Envision Arlington (formerly known as Vision 2020) worked with the DPW and other Town entities to create a Wildlife Habitat Garden on both sides of the new spillway. This garden is maintained by committee volunteers and has become a valued attraction in the area.

On the south side of the brook along the playing fields, the vegetated border widens. The brook previously meandered south through farmland but, when the Colonial Village apartment complex was built in the 1960s, the brook was moved and forced into a right angle turn inside a concrete and stone channel running along the western and southern edges of the development. This unnatural flow causes regular flooding problems. Water cannot move quickly in a narrow, sharply turning channel, so when the brook is high and water comes rushing from the Reservoir spillway toward Colonial Village, it hits the concrete wall head-on and pours into the adjacent parking lot. Splash-over from smaller storms is contained in the parking lot by an unattractive row of cement barriers and

sandbags. Large and destructive storms in recent years (i.e., 1996, 2006, 2010) have dumped several feet of water into the lot and flooded basements in the adjacent buildings.

At the southern end of the Colonial Village property, the concrete channel makes two more sharp turns, which send the brook flowing east again between Colonial Village and a large historic farmhouse with outbuildings. The channel flows south again, making a wide angle before the east end of Colonial Village. After a few yards, the brook flows through the culvert under the Minuteman Bikeway and continues east on the south side of the bikeway, bordering the Sunrise Assisted Living property. Fencing and overgrown vegetation prevent direct access to the brook in this section.

The brook continues flowing east behind the MBTA Bus Station on Massachusetts Avenue, which is the terminus of several bus routes (including 77 and 79) and a junction to bus routes extending into Lexington. The brook is in a narrow channel as it passes alongside the Arlington Coal and Lumber Company to the north and behind a row of businesses fronting on Massachusetts Avenue to the south. At Park Avenue, the brook passes into a culvert under the roadway. During flood conditions, this culvert backs up and water flows over the lumber yard and on to the bikeway.



**Flooding at Colonial Village (White, 2010)**

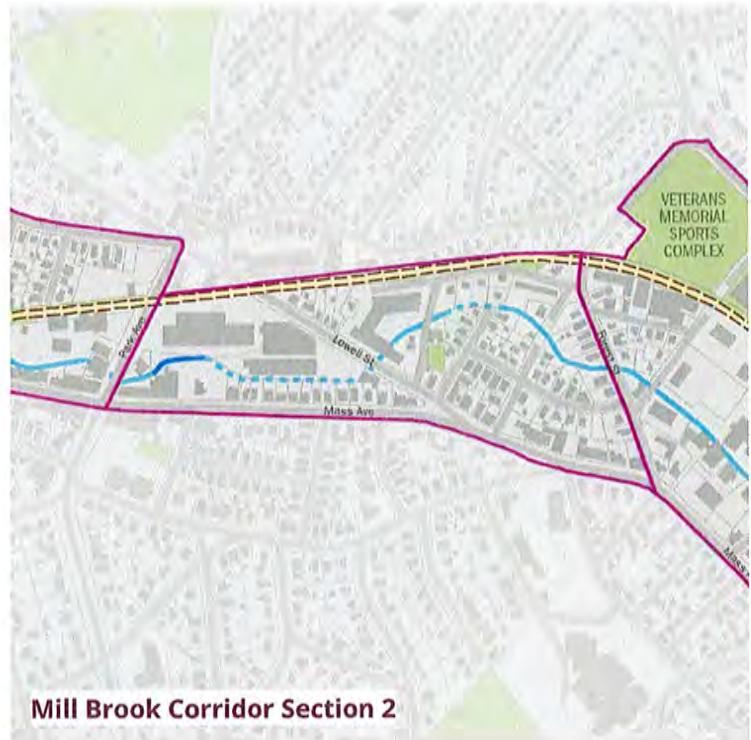
## Section 2: Park Avenue to Forest Street

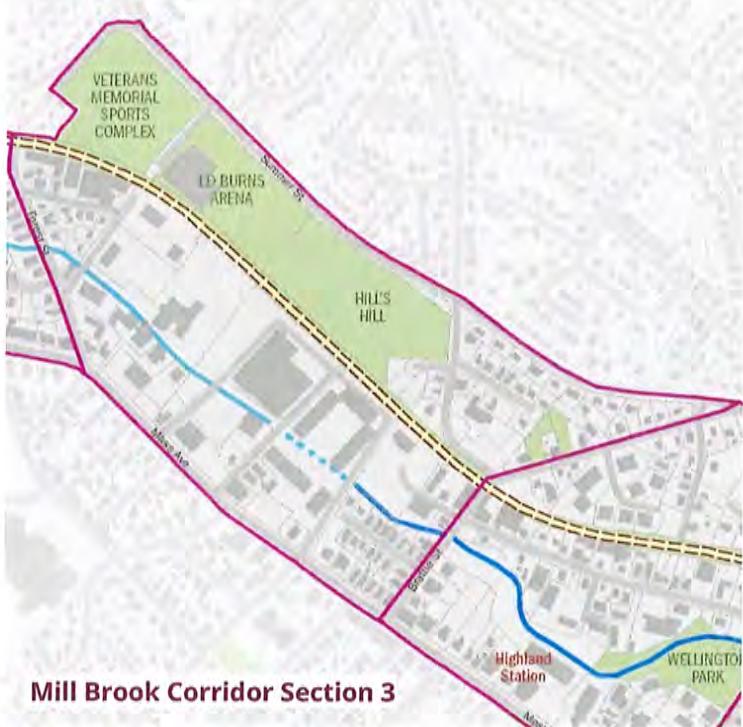
East of Park Avenue, Mill Brook continues in a somewhat natural setting for about 600 feet behind businesses on Massachusetts Avenue to the south and the boundary of the large industrial complex to the north, where Gold's Gym and other businesses are located next to a parking area. The southern bank of the brook here is characterized by a very steep and overgrown incline behind the parking lots of Penzeys Spices, D'Agostino's and other stores on Massachusetts Avenue. The northern side of the brook borders the parking lot and is lined with huge stone slabs and boulders. Further east the brook passes into a large culvert under the commercial buildings and adjacent parking lots.

The brook continues in the culvert under Lowell Street and emerges at the Watermill Place condominium property, where the banks are landscaped with boulders, wood mulch, trees, and other plantings. This attention to maintaining the brook and banks on private property provides a welcome relief to the usual neglected and constricted stream banks. The brook passes under Mill Lane into an open channel behind the historic Old Schwamb Mill and its landscaped garden. The channel disappears again into a culvert through a residential neighborhood and reappears in the back yards of houses on adjacent streets, and then passes into a culvert under Forest Street.

In the garden behind the Old Schwamb Mill building are interesting remains of a water control sluiceway that was probably used to control the flow of water after it exited an underflow waterwheel in the mill's basement. This was the original source of power for the many belt-linked machines located in the mill, which still manufactures wooden oval picture and mirror frames.

For several hundred years, a number of mills operated along the whole length of the brook, relying on the energy force of the swiftly running water to turn huge water wheels and divert water through sluiceways. All of the working mills except for the Old Schwamb Mill have disappeared, due in part to construction of the upstream reservoir, which significantly reduced the source and flow of water after 1871. Many mills converted to steam boilers and later to electricity. However, competition from other areas in the United States finally forced most of the mills to shut down by the early 20th century. Only the Old Schwamb Mill remains in operation today. The loss of the mills and mill ponds created a drastic change in the landscape and land uses all along Mill Brook.





### Section 3: Forest Street to Brattle Street

From the east side of Forest Street, Mill Brook flows in a narrow channel through both residential and industrial areas. It passes first through a short fenced-in residential stretch and then into a culvert under Ryder Street. It reappears in an open channel that flows past a condominium building on Ryder Street to the south and a Mirak-owned industrial area to the north and east. Access in this area is limited by private property uses, overgrown vegetation, and fencing along the channel's edge.



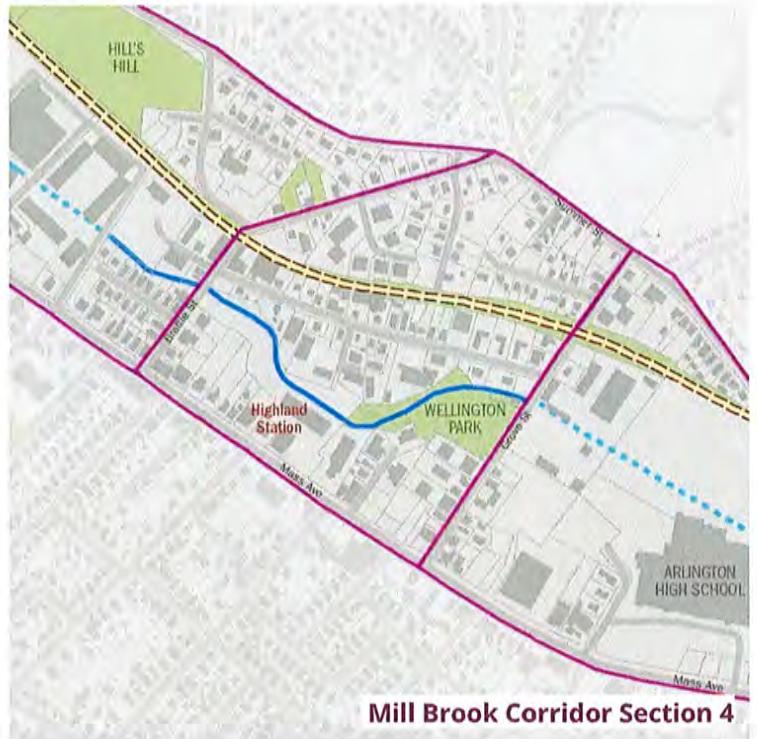
**Mill Brook flows through an open channel near the Theodore Schwamb building (Southwick, 2018).**

The former Theodore Schwamb Mill at 1165-1167 Massachusetts Avenue, now owned by the Mirak Automotive Group, includes several former mill buildings. As a sign of changing uses, Workbar is renting space for a new affordable and flexible co-working endeavor that has attracted many small-scale independent professionals, startups, remote employees, and entrepreneurs. The brook flows through an open channel for most of its course here, but runs under a roadway behind an overhead walkway between two buildings of the mill complex. The brook opens up again in the channel on the east side of the Theodore Schwamb building, passing through parking lots and industrial land behind the buildings. The brook is visible from various spots abutting the Mirak car dealerships and service center off Quinn Road and Hobbs Court.

Between Hobbs Court and the eastern boundary of the Old Colony apartment complex, Mill Brook is culverted again as it passes under adjacent parking areas. The brook emerges on the other side of a stockade fence in a deep, narrow channel as it passes between a line of single- and two-family residences on Laurel Street to the south and the Massachusetts Water Resources Authority (MWRA) pumping station and another commercial building to the north. A short section of the brook next to the commercial building is covered by associated parking areas. Just before passing under Brattle Street, the brook again enters an open channel that borders residential properties on both sides for a short distance.

## Section 4: Brattle Street to Grove Street

From Brattle Street, Mill Brook meanders in a natural streambed toward Wellington Park and Grove Street. The brook is visible, but its banks are heavily wooded and overgrown on both sides. Some of the banks are steep and can be difficult to navigate on foot. On the south side, Mill Brook is bordered by condominium complexes fronting on Massachusetts Avenue; on the north side are houses and apartment buildings on Dudley Street near both cross streets, with many small-scale industrial properties in the middle of the block.



**Mill Brook Corridor Section 4**

One of the many outflows into the brook can be seen behind the condominium properties, while on the north side there is a great deal of debris, including piles of rocks, cement blocks, asphalt, bricks, fencing, and other trash. Approximately halfway between Brattle and Grove streets, a wooden bridge spans the brook allowing access in both directions. The bridge was built during the development of The Rembrandt condominiums as a condition of the developer's building permit. The bridge is in relatively good condition, though it does have some graffiti. The fencing along the south side of the brook is falling and in disrepair.

The banks on the north side are also fairly steep, and rubble and debris from the industrial properties on Dudley Street are perched precariously behind failing fencing and retaining walls. There is a real danger that rocks and other debris could cascade down the banks and into the brook, taking trees and brush with them. Downstream from the bridge, the brook is channelized within sloped cement and rock walls in need of repair. An old chain link fence overgrown with invasive weeds separates the brook from the Wellington Park recreation area.

On the south bank near the bridge, access to the brook is available from Prentiss Road, which connects to Massachusetts Avenue. Much of the land that borders both sides of the brook in this area behind the tennis courts is owned by the Town, but has been neglected and is overgrown with invasive Japanese Knotweed and other vegetation. Wellington Park is an active recreational area with its primary access from Grove Street. The park borders the south bank of the brook, separated by dilapidated chain-link fencing, and contains a climbing wall and tennis courts.

Near the intersection of Dudley and Grove streets, the brook is narrowly channeled between a single-family residence and the parking lot of two apartment buildings. A fence overgrown with vegetation blocks the view from Grove Street to the brook. The brook then flows under the street and emerges on the other side into a narrow channel on the Town's DPW property.

This section of Mill Brook is being studied in two related design and engineering projects, as described above. Work on the environmental and flood control aspects of the MVP project will be undertaken in the spring of 2019, and continuing design and implementation work on the CPA-funded revitalization and recreational project overseen by the Mystic River Watershed Association and the Department of Planning and Community Development is also underway.



**Photos (L-R): Wooden pedestrian bridge spanning the brook by Wellington Park ; Mill Brook by Brattle Street (Mill Brook Linear Park Report, 2010).**

## Section 5: Grove Street to Mill Street

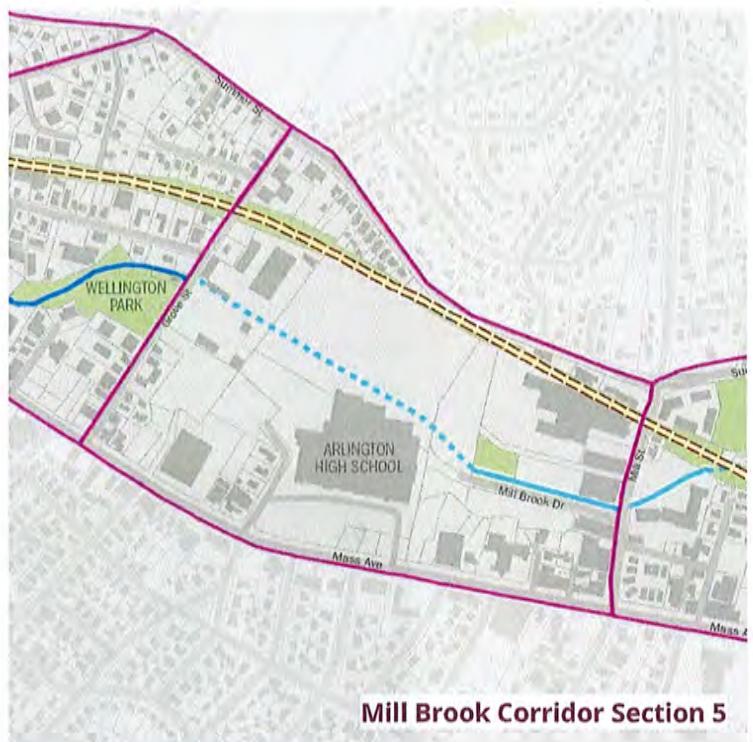
Continuing from the culvert under Grove Street, Mill Brook becomes visible briefly at the Arlington DPW facility, and then enters a long culvert beneath the Arlington High School property. The brook daylighted at the east end of the High School parking lot near a small pocket park, and then parallels Mill Brook Drive to Mill Street, passing near Brigham Square Apartments and a medical office building at 22 Mill Street. The brook then passes under Mill Street and into the Millbrook Square residential complex.

In 2010, 30-50 Mill Street, a former restaurant and industrial site, was redeveloped into Brigham Square Apartments. Improvements to the pocket park were incorporated into this initiative, resulting in landscaping and hydrological improvements along with new walkways and upgraded lighting and seating. The park edge slopes gently down to the brook, providing an opportunity to view and access the water's edge.

Mill Brook Drive offers an attractive vista between the brook and pocket park to the north and the landscaped parking areas and steep wooded bank to the south, which abuts residential and commercial properties on Massachusetts Avenue. During the construction of CVS at 833 Massachusetts Avenue, vegetation was added to the bank and bio-retention features were incorporated into the parking lot's design.

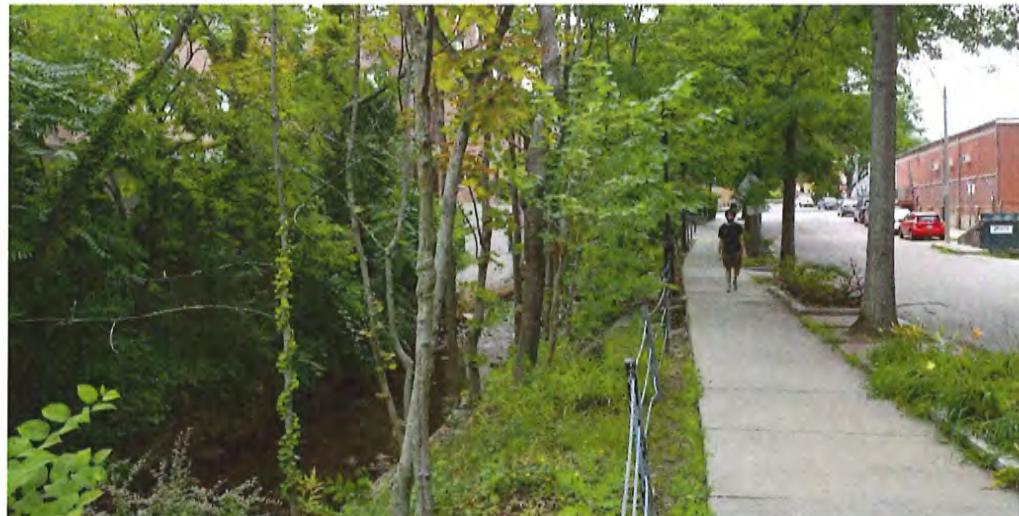
A sidewalk next to the brook includes brick and granite components, and is bordered by a row of trees. A bridge over the brook was improved as part of a 2010 redevelopment project, providing views of the water and surrounding features. There are several weeping willow trees in this area, including a large, prominent one, but much of this stretch of brook is overgrown.

The entrance to the building at 22 Mill Street includes a dramatic overlook onto the brook and an outside sitting area. This handsome, four-story brick building, originally home to the Frost Insecticide Company, was completed in 1909. Its front sidewalk on Mill Street includes a large brick paved area with a sycamore tree that is over 100 years old. The intersection of Mill Street, Mill Brook Drive, and the brook is a key vantage point for viewing and accessing the brook, and it is in close proximity to the Minuteman Bikeway and Massachusetts Avenue.



**Mill Brook Corridor Section 5**

Current capital improvement projects at the DPW yard on Grove Street and the High School offer opportunities to revisit this critical section of the brook, which has long been hidden from view and is known primarily by the names on Mill Brook Drive and apartments. The improvements to the pocket park during the recent development of the Brigham Square Apartments are a good precedent for other such initiatives.



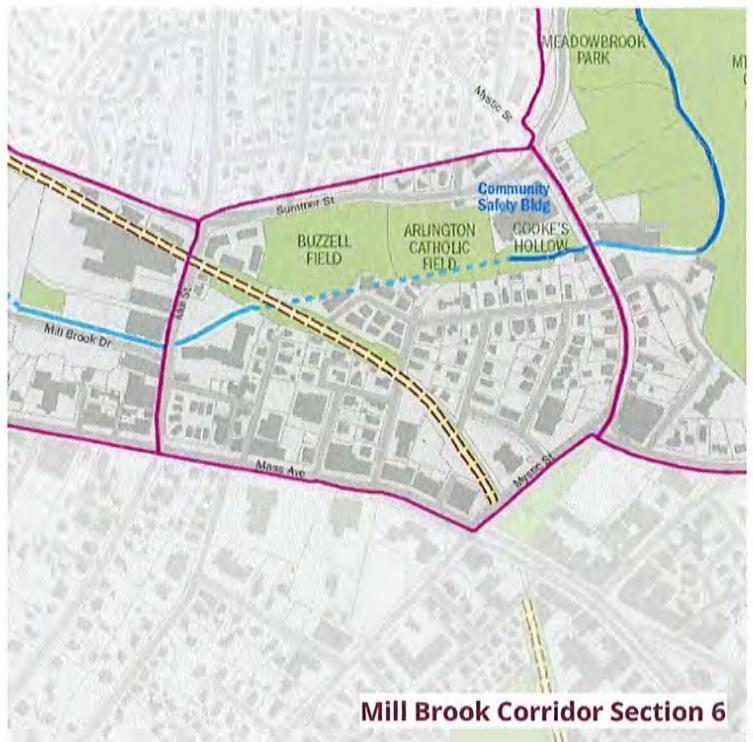
**Photos (clockwise from top): Mill Brook Drive ; dam site on Mill St; the brook at Mill St. and Mill Brook Dr. (all by Southwick, 2018).**

## Section 6: Mill Street to Mystic Street

Mill Brook is uncovered in a channel as it emerges and flows eastward from Mill Street. The edges of the channel are heavily vegetated and bordered by the Millbrook Square apartment complex on the south. A pedestrian path parallels alongside and above the north bank of the stream from Mill Street to the point where the brook enters a large masonry construction about twenty feet below the surrounding land. A small park has a dilapidated sitting area that offers views of the brook, but is often littered with trash. Twenty-two steps connect this path to the Minuteman Bikeway, allowing some access, but presenting an obstacle for individuals with limited mobility.

Mill Brook flows in a culvert for about 1,000 feet under Buzzell Field, a corner of the Russell Place residences, and a separate playing field belonging to Arlington Catholic High School (ACHS). Much of this area was a former mill pond for a series of mill sites, including Cooke's grist mill and Fowle's Wheat Meal factory on Mystic Street. The pond was finally drained and filled to create the playing fields in the 1930s. There is considerable pedestrian traffic through the fields and a major pass-through point at the end of Water Street, which leads to Russell Street and the bikeway, and eventually to the point where the brook appears again at Cooke's Hollow. At this location, Water Street once continued along the top of a mill dam to Summer Street.

Mill Brook exits the culvert east of the ACHS playing field at Cooke's Hollow and behind an Arlington Housing Authority apartment building. It drops down into a six-foot waterfall, the only such feature remaining in Arlington. The Police Department building also abuts the park. With access from Mystic Street, Cooke's Hollow provides some open space and a pedestrian path along the northern side of the brook. Limited on-street parking is available along Mystic Street.



**Mill Brook Corridor Section 6**



**Photos (L-R): Behind Mill Brook Square; Cooke's Hollow (both by Southwick, 2018).**



## Section 7: Mystic Street to Lower Mystic Lake

After crossing under Mystic Street in a narrow culvert, Mill Brook continues in a channel between several commercial properties. The brook then flows through parts of Mount Pleasant Cemetery and, though it is visible, it is not easily accessed because its banks are steep and, in some locations, the brook is culverted or fenced. Visitors can walk around the cemetery grounds and there are ample opportunities for vehicle access and parking.

Mill Brook then meanders through Meadowbrook Park, which is one of the least developed areas of the brook, and which affords valuable opportunities to observe birds and other wildlife. Particularly notable is the spring herring run that occur in this portion of the brook. Pedestrian access is available on either side of the park, but the wetlands and stream channel prohibit walking between the sides of the brook. Cemetery roads provide vehicle access along the western and southern sides of the park.

Mill Brook then flows out of the wetlands and under the Mystic Valley Parkway before emptying into Lower Mystic Lake. Downstream from the wetlands, the brook's banks are steep, rocky, and eroded. A major elevated sewer line of the Massachusetts Water Resources Authority restricts pedestrian passage between the parkway and Meadowbrook Park. There is a pedestrian path along the lake side of the parkway, though crossing the parkway at this location is unsafe due to high numbers of fast-moving traffic. The remains of a dam that was used to flood Meadowbrook Park for winter ice skating are visible at the edge of the parkway.

**The brook meanders through Meadowbrook Park before emptying into Lower Mystic Lake (LeRoyer, 2018).**



# PRIORITIES AND RECOMMENDATIONS

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This section identifies actions by their priority:

- **ongoing priorities** or actions that recur on a monthly or annual basis;
- **recommendations for property owners**, or realistic actions individuals who own property along the corridor can take to help improve the Mill Brook and its environs; and
- **near-term priorities**, or actions that are either currently in progress or should be commenced in 2019;
- **mid-term priorities**, or actions that either depend on the completion of near-term actions or require additional time, planning, or identification of funding sources; and
- **long-term priorities**, or actions that will be needed but can be deferred, actions requiring participation by multiple departments, boards and committees, and property owners, or those that require more planning work or significant sums of money.

Going forward, implementation of the priorities identified below will be critical to the preservation of the Mill Brook. Taking action on these items will help preserve the brook's ecological and historical features, while improving the recreational opportunities in the corridor.

## Ongoing Priorities

- Work with volunteers, boards, and committees to continue annual volunteer clean-up events to clear the streambed and banks of trash, vegetative overgrowth, and large natural debris hazards through the Land Stewards program, various park friends groups, and other entities.
- Continue working with volunteers to address invasive species along the Mill Brook Corridor.
- Collaborate with Mystic River Watershed Association (MyRWA) to support their monthly water quality sampling of the Mill Brook.
- Leverage the Conservation Commission permitting process to improve conditions on private property where possible.
- Support ongoing application of the Mill Brook Corridor Design Guidelines by the Arlington Redevelopment Board.

- Support the Historic Districts Commission in their application of Design Guidelines for Local Historic Districts.
- Monitor and work to implement objectives in the Open Space and Recreation Plan that relate to the Mill Brook Corridor.

## Recommendations for Property Owners

There are simple, inexpensive actions that owners of private property along the Mill Brook Corridor can take to help improve the Brook's cleanliness and safety. The strategies listed below can go a long way in reducing stormwater runoff and improving local water quality:

- Limit the use of fertilizers, pesticides, and herbicides on lawns.
- Install rain barrels.
- Reduce the surface areas covered by asphalt or concrete.
- Pick up pet waste.
- Use a car wash facility rather than washing vehicles in driveways or streets near or adjacent to the brook.
- Do not dump anything down storm drains.
- Clear storm drains of litter, leaves, and snow.
- Add vegetation to bare spots on lawns.

## Near-Term Priorities

### **Complete Phase 1 of the Wellington Park/Mill Brook Corridor Project**



**Schematic plan for redevelopment  
of Wellington Park**

A joint initiative between the Planning and Community Development, Engineering, and Recreation departments and the Mystic River Watershed Association, this project commenced in summer 2018. Construction work occurred between March and June 2019. The project is funded through the Commonwealth's Executive Office of Energy and Environmental Affairs' Municipal Vulnerability Preparedness (MVP) Action Grant of nearly \$400,000.

Phase 1 of the project includes invasive species removal, repaving the path along the brook, construction of a timber pathway and overlook, and creation of a flood storage channel.

## Complete the Arlington Heights Neighborhood Action Plan

The Department of Planning and Community Development Department is leading this initiative, which was completed in spring 2019. The Action Plan touches on areas in sections 1 and 2 of the Mill Brook Corridor.



The Arlington Heights planning project is a continuation of the work done by Support Arlington Heights at a community meeting in the summer of 2016. This work is funded through MAPC and the District Local Technical Assistance program and ties together recommendations from the 2015 Master Plan and the Arlington Arts and Culture Plan by exploring ways of spurring revitalization of Arlington Heights.

## Support implementation of Phase 1 of the Arlington Reservoir Master Plan

Completed in 2018 by the Reservoir Working Group with consultant Weston & Sampson, the Arlington Reservoir Master Plan identifies a number of actions related to recreation, environmental, and water quality that directly impact the Mill Brook Corridor.

In 2019, the Town will commence phase one of work recommended in the Master Plan. CPA funding was approved for targeting a water treatment system for the beach area, which is old and close to failure, along with funding for a pilot project to restore 60 linear feet of the trail next to LexFarm.

## Continue to implement the Municipal Separate Storm Sewer System (MS4) Permit Process to improve water quality and contain contaminants

This is a joint initiative between the Engineering and Planning and Community Development departments. Implementation of the MS4 Permit Process began in 2018, and is a long-term effort that will continue for the next 40 years.

Arlington is one of more than 200 Massachusetts towns and cities that discharge stormwater under the U.S. EPA's NPDES MS4 Permit. Under this 5-year permit, the Town

must meet six minimum control measures. Arlington reports its progress by sending in Annual Reports each May 1 to EPA and MassDEP. The six proposed actions for meeting minimum control measures are:

- Prevent pollution from municipal operations from entering the stormwater system and local water bodies.
- Develop an Illicit Discharge Detection and Elimination (IDDE) Program, which prohibits non-stormwater discharges from entering the stormwater system.
- Control runoff from construction sites.
- Control post-construction runoff through enforcing best management practices.
- Educate the public on stormwater management through outreach initiatives.
- Engage the community in stormwater management through public participation.

### **Work to ensure improvement of Mill Brook Corridor conditions in upcoming Town building projects, specifically 51 Grove Street and the High School**

Explore opportunities for implementing grading and water runoff quality improvements and executing bio-retention measures.

### Mid-Term Priorities

- Complete Phase 2 of the Wellington Park/Mill Brook Corridor Project. This phase will augment the park's recreational amenities, including completion of the pedestrian path over the south and north banks of the park, retrofitting the existing pedestrian bridge for ADA compliance, and building another ADA compliant bridge on the east end of the park.
- Pursue an MVP implementation grant for flood mitigation at Hurd Field and where other opportunities arise.
- Work with appropriate Town entities develop an Invasive Species Management Plan, including an inventory and mapping of existing invasive species, developing an ongoing invasive removal plan, and identifying opportunities to encourage the proliferation of native and pollinator vegetation.
- Collaborate with the Engineering Department to continue their review of the Town's stormwater bylaw to more aggressively mitigate stormwater impacts of new construction and redevelopment.

## Long-Term Recommendations

The benefits and action steps outlined below are grouped into seven categories: environment/ecosystem management, flood control, recreation, economic development, transportation, historical context, and placemaking. Many of these actions require substantial collaboration with private property owners and/or multiple Town departments, and therefore cannot be completed on a set timeline.

Actions are organized by category and, where appropriate, refer to which of the seven sections described under the Current Conditions section of this report the action specifically applies.

### **1. Environment/Ecosystem Management**

- Improve water quality through better monitoring and repairs of stormwater drains to reduce overflows and contain contaminants.

<b>Section</b>	<b>Actions</b>
All	Investigate and mitigate stormwater outflows and other potential pollution sources. (See MS4 Permitting Process in near-term priorities.)
4	In conjunction with the Wellington Park/Mill Brook Corridor Project and MVP Action Grant, develop a plan for building capacity for flood storage and removing invasive plant and replacing them with native species. (See Wellington Park/Mill Brook Corridor in near-term priorities.)
5	Work with the Department of Public Works to explore opportunities at 51 Grove Street for implementing grading and water runoff quality improvements, executing bio-retention measures, and strengthening organic matter filter capabilities.

- Clean the streambed and banks of trash, vegetative overgrowth, and large natural debris hazards.

<b>Section</b>	<b>Actions</b>
All	Work with volunteers and owners of abutting properties to clean up trash and vegetal debris in Town-owned recreation areas, brook channels, and natural portions of the brook. (See Clean-up Events in ongoing priorities.) Provide education to abutting property owners about the dangers of lawn fertilizers and other pollutants that can leach into the brook.

2	Continue clean-up and landscaping efforts around Mill Lane by Watermill Place and Old Schwamb Mill.
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- Stabilize the natural shoreline and streambanks to mitigate erosion.

Section	Actions
All	Add streambank stabilization components to natural and daylit portions of the brook to prevent erosion and stream blockages.
4	Redesign and landscape natural banks to absorb flooding during storm surges. (See Wellington Park/Mill Brook Corridor in near-term priorities.)

- Remove invasive species and encourage the proliferation of native and pollinator vegetation.

Section	Actions
All	<p>Remove invasive plants and plant native species all along the brook and its banks. (See Invasive Species Management Plan in mid-term priorities and invasive species removal in ongoing priorities.)</p> <p>Inventory and map existing invasive species; develop ongoing invasive removal plan. (See Invasive Species Management Plan in mid-term priorities and invasive species removal in ongoing priorities.)</p> <p>Identify opportunities to increase biodiversity and enhance habitat. (See Invasive Species Management Plan in mid-term priorities and invasive species removal in ongoing priorities.)</p>

- Incorporate long-term sustainability and vulnerability goals that complement any improvements.

Section	Actions
All	Install equipment to permanently gather data on water levels, quality, and other metrics.

- Utilize findings of the Arlington Reservoir Master Plan related to water quality, water flow into the brook, and other ecological conditions.

Section	Actions
1	Coordinate environmental improvements with recommendations in the Reservoir Master Plan.

## 2. Flood Control

- Enlarge the capacity of some restricted flow areas by removing natural blockages and widening or realigning channels and culverts.

Section	Actions
All	Maintain wide, free-flowing channels to facilitate water flow.
7	Identify strategies for enhancing the wetlands in Meadowbrook Park as a means of absorbing upstream floodwaters.

- Control bank erosion to prevent clogging of the brook with silt and rocks.

Section	Actions
All	Protect and stabilize natural banking.
<ul style="list-style-type: none"><li>• Recreate mill ponds, build rain gardens or bio-swales, and engineer other areas using ecologically sensitive means for natural and controlled bank overflow during storms.</li></ul>	

Section	Actions
1	Create wider, more natural banks for overflows with rain gardens, bioswales, etc. to manage flooding into the Colonial Village apartment complex.
4	Work with Mystic River Watershed Association and MVP projects on implementing engineered wetlands and other measures. (See Wellington Park/Mill Brook Corridor in near-term priorities.)
6	Explore opportunities for utilizing Cooke's Hollow as a retention area for flood water.

- Encourage sustainable measures for accommodating stormwater runoff for building renovations, redevelopment, and new development in the corridor's vicinity.

Section	Actions
All	Improve the Town's stormwater bylaw to more aggressively mitigate stormwater impacts of new construction and redevelopment. (See Review Stormwater Bylaw in mid-term priorities.)
5	Install permeable pavement in the parking areas adjacent to the pocket park at Mill Brook Drive and at the DPW yards on Grove Street. (See MS4 Permitting Process in near-term priorities.)

- Utilize findings of the Town's 2018 Municipal Vulnerability Preparedness Assessment to implement recommended flood control measures. (See Wellington Park/Mill Brook Corridor Project in near-term priorities.)

### 3. Recreation

- Identify new opportunities for access to the brook.

Section	Actions
4	Collaborate with the Mill Brook Condominiums to explore next steps for a walking path along Mill Brook between Brattle and Grove Streets (feasibility study completed as part of the Wellington Park/Mill Brook Revitalization Project funded by Arlington CPA).
5	Identify new opportunities at the High School for access to the brook. (See High School Building projects in near-term priorities.)

- Create safe, accessible and attractive walking paths and gathering areas along the corridor.

Section	Actions
1	Repair/resurface current walking paths linked to the Reservoir, and consider new pathways around Hurd Field and the Reservoir to avoid cutting through the fields. (See MVP Grants/Hurd Field in mid-term priorities.) Clear invasive vegetation and repair/replace fencing along Hurd Field edges.
2	Explore opportunities to create walking paths and sitting areas through and around selected properties, especially at the now neglected natural brook area next to Gold's Gym.
3	Explore opportunities to create walking paths through and around selected properties as development opportunities arise.
4	Explore opportunities to create looping walking paths along the brook within the Town-owned area using the existing bridge and a new bridge. (See Phase 2 of Wellington Park/Mill Brook Corridor in mid-term priorities.)
6	Restore a walking path alongside the Arlington Catholic field by removing some fencing or other measures to facilitate access.
7	Identify opportunities in Mount Pleasant Cemetery for additional pedestrian paths, as well as spaces for nature exploration and contemplation.

- Improve and increase the number of sitting areas and other amenities.

<b>Section</b>	<b>Actions</b>
All	Add landscaping, benches and other amenities along the brook edges on Town-owned properties and in collaboration with private owners where possible.
1	Add sitting areas as part of the renovations at Arlington Reservoir. (See Arlington Reservoir Master Plan in near-term priorities.)
4	Work with Town and Mystic River Watershed Association on other amenities, sitting areas, etc. as part of the revitalization project in Wellington Park. (See Phase 2 of Wellington Park/Mill Brook Corridor in mid-term priorities.)
6	Modernize sitting areas and lighting at Cooke's Hollow.

- Build or renovate children's play areas with both active play equipment and opportunities for nature exploration.

<b>Section</b>	<b>Actions</b>
1	Renovate the playground and recreation areas at the Reservoir. (See Arlington Reservoir Master Plan in near-term priorities.)
4	Explore ideas to enhance active and passive play/recreation in Wellington Park. (See Phase 2 of Wellington Park/Mill Brook Corridor in mid-term priorities.)
7	Explore opportunities for creating a restored area for ice skating at Meadowbrook Park.

#### 4. Economic Development

- Encourage inventive, sustainable and exciting new developments in the industrial district as well as adjacent business and residential districts.

<b>Section</b>	<b>Actions</b>
1 & 2	Coordinate with ongoing planning, zoning and economic development efforts in Arlington Heights to enrich the entire district and promote local businesses. (See Arlington Heights Neighborhood Action Plan in near-term priorities.)
3 through 6	Enhance connections with surrounding businesses and major residential developments as opportunities arise.

- Encourage the incorporation of attractive views, gathering areas, and other park elements in both existing and new development.

Section	Actions
All	Explore opportunities to open businesses to provide views of the brook and future walking paths as renovations and development opportunities arise.

- Build on existing commercial development studies and analyses.

Section	Actions
1 & 2	Work with ongoing studies of Arlington Heights business district to include access and links with the Mill Brook Corridor and nearby open spaces. (See Arlington Heights Neighborhood Action Plan in near-term priorities.)
5	Use the Brigham Square Apartments redevelopment as a demonstration project for how other redevelopment projects in the area can positively impact the Mill Brook Corridor.

- Create incentives and development guidelines for new and existing landowners and commercial users to implement corridor improvements, including signage.

Section	Actions
1 & 2	Explore opportunities for new businesses and mixed housing-commercial uses at the Park Avenue end of this section. (See Arlington Heights Neighborhood Action Plan in near-term priorities.)
4	Explore how existing businesses on Dudley St could help improve Mill Brook Corridor.

- Focus on historical tourism and expand such activities in conjunction with other initiatives (Battle Road, Freedom's Way, etc.) See Action # 6 on Historic Context.

## 5. Transportation

- Improve and expand connections and loops between the corridor and Minuteman Bikeway, including additional walkways along the brook.

Section	Actions
1	Create better signage and links to the Minuteman Bikeway at the south side of the Hurd and Reservoir fields. Facilitate walking and bicycle access between the brook and both the Minuteman Bikeway and Massachusetts Avenue. Improve access between the Minuteman Bikeway and the Lowell Street/Mt. Gilboa neighborhood via the Reservoir pathway system.

2	Facilitate improved access to and from the brook to both the Minuteman Bikeway and Massachusetts Avenue.
3	Facilitate access from the brook to both the Minuteman Bikeway and Massachusetts Avenue at several places (i.e., Ryder Street, Old Colony apartments/Hobbs Court, Brattle Street). Link the Bikeway and adjacent Summer Street Sports Complex, Ed Burns Arena, and Hill's Hill wooded area to new brook-side pathways.
4	Identify opportunities for improving connections between the brook and the Bikeway at Prentiss Road, Dudley street Place, and/or Grove Street, with the understanding that the grade change makes connections difficult at these points.
5	Identify opportunities for creating pedestrian and bicycle connections between the Minuteman Bikeway, Arlington High School, the pocket park, Mill Brook Drive, and Massachusetts Avenue.
6	Facilitate bicycle and pedestrian connections through Buzzell Field and Arlington Catholic field to Mystic Street.

- Improve pedestrian access and safety in Mount Pleasant Cemetery and Meadowbrook Park.

<b>Section</b>	<b>Actions</b>
7	Investigate opportunities for constructing a dedicated pedestrian path between Mystic Street and Mount Pleasant Cemetery. Repair the pedestrian paths in Meadowbrook Park. Explore opportunities for a mid-block pedestrian crossing on Mystic Street between Cooke's Hollow and Mount Pleasant Cemetery.
•	Highlight connections from Massachusetts Avenue and Summer Street to the brook pathways and the Bikeway via cross streets (i.e., Mill, Grove, Brattle, Forest, Ryder, Park). • Improve pedestrian and bicycle links to public transportation facilities such as the Arlington Heights MBTA Bus Terminal and bus stops along Massachusetts Avenue.

<b>Section</b>	<b>Actions</b>
1	Explore ways to improve the connection between the Bikeway and the MBTA Bus Station.

## 6. Historical Context

- Highlight Mill Brook's heritage and identify the locations of many active mill sites, dams and mill ponds during the 17th through early 20th centuries.

Section	Actions
1	<p>Highlight the history of the Reservoir from the 1870s through subsequent major changes, including the larger watershed starting in Arlington's Great Meadows.</p> <p>Add signage, historic maps and photos on display boards (see Reservoir Master Plan).</p>
2	<p>Focus attention on the Old Schwamb Mill, including the main building, barn and dry house, as well as the landscaped garden and Town-owned park on top of a former mill pond.</p> <p>Note links to the historic Foot of the Rocks park and memorial on Massachusetts Avenue near the Mill.</p> <p>Highlight the locations of former mill ponds on the current Gold's Gym site and the former Lewis Mill near Park Avenue.</p>
3	<p>Highlight the locations of former mill ponds and mill sites, including Theodore Schwamb Mill and multiple mills and factories at Hobbs Court.</p>
4	<p>Highlight the location of the former Schouler mill pond and Schouler Calico Factory on this site.</p>
5	<p>Add signage that documents the former Welch &amp; Griffiths saw factory, Gas Light company and other industrial uses on Grove Street.</p> <p>Add signage and documentation on Cutter's Pond (now most of the High School property), Cutter's Mill and dam on Mill Street.</p>
6	<p>Add historic signage near the culverted segment of the brook under the Buzzell and Arlington Catholic playing fields that highlights the former Fowle's millpond and factory complex on Mystic Street.</p> <p>Enhance signage at Cooke's Hollow, the site of the area's first grist mill in 1637.</p>
7	<p>Improve signage describing the historical significance of Mount Pleasant Cemetery.</p>

- Highlight the heritage landscape of the entire Mill Brook watershed from Arlington's Great Meadows in East Lexington to the Lower Mystic Lake.

## 7. Placemaking

- Implement landscape improvements as opportunities arise to create a more visually appealing greenway.
- Utilize new signage, landscaping, public art and infrastructure to create a unified identity for the Mill Brook Corridor and its varied uses.

Section	Actions
All	Create new historic and wayfinding signage for the entire Mill Brook Corridor.
1	Coordinate with both the Reservoir Master Plan and Arlington Heights Neighborhood Action Plan to create a lively, attractive starting point of the Mill Brook Corridor. (See Arlington Reservoir Master Plan and Arlington Heights Neighborhood Action Plan in near-term recommendations)
5	Improve the streetscapes of Mill Brook Drive and Mill Street so that brook access is reinforced with signage, and the bridge is enhanced with handrails, sidewalk improvements, and attractive street paving.

Transform the pocket park next to the High School into a vital node along Mill Brook, which celebrates and builds upon the natural landscape and seamlessly interfaces with surrounding uses.

- Consider daylighting portions of the brook that are now culverted and implementing other measures to enhance access and viewsheds and to build greater local resilience to climate change impacts.

Section	Actions
All	Daylight parts of the brook that are now channelized or culverted.
5	Work with the High School Building Committee and others on possibilities for daylighting the brook on the Mill Brook Drive end of the school property. (See Town Building Projects in mid-term priorities.)
7	Enhance visibility of and access to the brook in Mount Pleasant Cemetery.

- Develop educational materials and regular community-based programs at public sites along the corridor to create better awareness about the brook and its history.

<b>Section</b>	<b>Actions</b>
All	Create new historic and wayfinding signage and related educational programs that accentuate the cultural and natural history of the brook.
2	Work with the Old Schwamb Mill on educational programming and other public activities.

- Work closely with abutters of the brook and those within the broader corridor on environmental management and landscaping of streambanks.

<b>Section</b>	<b>Actions</b>
1	Work with the Arlington Housing Authority and other abutters on better walking linkages and repairs to the fence along the Drake Village border.
2 & 3	Work with landowners to identify new opportunities for improving the corridor.
4	Work with condominium and business owners on easements or other means to construct a walking path the full length of this section from Brattle to Grove streets.
6	Examine strategies for opening up the grounds behind Cusack Terrace with accessible walking paths into Cooke's Hollow.

## Photo Sources

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--- *Corner of Mill St. and Mill Brook Drive*: 2018. Used with permission of photographer.

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*Workers at the Charles Schwamb Mill, 1873*. Courtesy of the Schwamb Mill Preservation Trust.





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**HISTORIC  
PRESERVATION  
SURVEY MASTER  
PLAN**

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*Final Report*

4 APRIL 2019



TOWN OF ARLINGTON

# HISTORIC PRESERVATION SURVEY MASTER PLAN FINAL REPORT

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## ***Historic & Cultural Resources Working Group***

Peter Howard (Finance Committee)  
Ann LeRoyer (Master Plan Implementation Committee)  
Steve Makowka (Chairman, Historic Districts Commission)  
JoAnn Robinson (Chairman, Historical Commission)  
Diane Schaefer (Historical Commission)

## ***Department of Planning & Community Development***

Kelly Lynema, Senior Planner and Project Coordinator  
Allison Carter, Economic Development Coordinator  
Erin Zwirko, Assistant Director  
Jennifer Raitt, Director

## ***Geographic Information System (GIS)***

Adam Kurowski, Director of GIS/Systems Analyst

## ***Arlington Historical Society***

Richard Duffy

## ***Consultant Team***

Wendy Frontiero and Kathleen Kelly Broomer,  
Architectural Historians and Preservation Consultants

*The Historic Preservation Survey Master Plan, and copies of the survey documentation (inventory forms, base maps, and final reports) produced according to the recommendations of this plan, will be available for public inspection and archived in the office of the Department of Planning and Community Development, Town Hall Annex, 730 Massachusetts Avenue, with copies at Robbins Library, 700 Massachusetts Avenue, and the Whittemore-Robbins House, 670R Massachusetts Avenue, Arlington*

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## ABSTRACT

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The Town of Arlington, by and through the Department of Planning and Community Development, utilized Community Preservation Act (CPA) funds to conduct an assessment known as the *Historic Preservation Survey Master Plan*. The three-phase project provides the town with a plan for updating and expanding its communitywide comprehensive historic resource inventory, which will support preservation advocacy efforts, future work toward achieving potential historic designations for select significant areas and individual properties, and preservation education activities.

Historic and cultural resource inventories in Massachusetts – the inventory forms produced and the survey methodology used to create them – must conform to the requirements of the Massachusetts Historical Commission (MHC). As the State Historic Preservation Office, the MHC administers the historic preservation planning program in the Commonwealth, in accordance with principles and practice established by the National Park Service, U. S. Department of the Interior. Per the Scope of Work developed by the MHC for this project, Arlington's *Survey Master Plan* provides recommendations for improving the town's representation in the *Inventory of Historic and Archaeological Assets of the Commonwealth*, which is maintained by the MHC with a duplicate set of inventory forms kept on file in Arlington.

During this project, the consultants supplied the Historic and Cultural Resources Working Group of the Master Plan Implementation Committee with information on the goals and products of communitywide comprehensive surveys in Massachusetts. The consultants reviewed survey activity in Arlington to date, and assessed how well the existing Arlington inventory meets current MHC expectations. The town was divided geographically into four neighborhood survey units to guide the selection of areas and individual resources for future documentation, and to facilitate the prioritization of survey recommendations. Brief historic contexts, or frameworks, were developed for each survey area so the relative importance of different types of historic resources present in Arlington could be better understood. The consultants compiled lists of specific areas and individual properties to be surveyed and cost estimates, accompanied by recommendations for correcting inconsistencies between state and town records. This project provides the Town of Arlington with information needed to implement the survey update on a multi-phase basis, as local and matching state funding permits.

# INTRODUCTION

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Historic resources are major character-defining features of Arlington's cultural landscape and heritage. They are inextricably linked with the community's image and quality of life, and provide tangible evidence of growth and change in Arlington over nearly four centuries. Preservation of Arlington's historic resources is in the public interest.

Preservation planning helps cities and towns articulate their community character, so they can protect that character while managing growth and change. "Saving it all" is not the goal. The preservation planning process is designed to encourage objective analysis of the town's historic resources, so informed decisions may then be made about which resources are most important to the community and merit preservation.

As established by the National Park Service, and administered in Massachusetts by the Massachusetts Historical Commission (MHC), preservation planning involves three steps:

**identification, evaluation, and protection.** Communities **identify** historic resources by conducting comprehensive historic properties surveys that record the location, form, appearance, condition, and history of those resources. This data is compiled on inventory forms incorporated into the *Inventory of Historic and Archaeological Assets of the Commonwealth*, maintained by the MHC. Resources selected for documentation with inventory forms are generally at least fifty years old at the time of survey. The inventory provides the baseline information needed to **evaluate** those historic resources: to assess whether they retain sufficient integrity to convey their historic associations, and determine their significance relative to other documented historic resources in the community. After establishing priorities for preservation, communities **protect** select historic resources through a variety of programs and partnerships, including rehabilitation and reuse, local bylaws, local and federal historic designations, and state and federal environmental review.

This *Historic Preservation Survey Master Plan* improves Arlington's ability to recognize, enhance, and protect its cultural heritage, and partially fulfills the first recommendation for the town's historic and cultural resources identified in the *Arlington Master Plan* (2015). After looking at the big picture of the town's historic development and existing inventory documentation, the *Survey Master Plan* offers recommendations for neighborhood areas and individual properties that merit study from a preservation planning perspective. Completed inventory forms for those areas and properties would be added to the *Inventory of Historic and Archaeological Assets of the Commonwealth*, with a duplicate set of inventory forms kept on file in Arlington. The plan also provides

recommendations for phasing the survey work in a practical manner, taking into account both local priorities for preservation and potential funding sources.

Components of the *Survey Master Plan* are outlined here. An **overview of the town's history and visual character** sets the stage for evaluation and introduces major preservation planning considerations. The consultants reviewed Arlington's inventory on file with the MHC; this review formed the basis for an **assessment of the town's existing inventory**, along with an **assessment of National Register and local historic district designations**. Knowledge of the full range of documentation in terms of geographical, historical, and architectural scope, as well as the quality of the information recorded, helps support future planning and advocacy efforts throughout the town.

To establish further the broad-based context of Arlington's cultural resources, the *Survey Master Plan* includes a discussion of significant **historic themes and periods** in Arlington history. This narrative provides a concise overview of the development of the community as a whole, identifying themes, events, and persons important for understanding the significance of individual cultural resources from a preservation planning perspective.

Recognizing the distinct patterns of development in different parts of town, the consultants, working with members of the HCRWG, identified four **neighborhood survey units** representing historically, architecturally, and geographically related areas of development. The survey units provided a framework for understanding the recommendations of the plan. Narrative profiles of each survey unit highlight their significant time periods, historic themes, resource types, and architectural styles, summarizing major events and connecting them to representative and outstanding architectural developments. Key sources for documentary research include town histories, survey publications, local historic district study reports, and the National Register of Historic Places Multiple Resource Area nomination for Arlington. For more detailed information, see the **annotated bibliography** at the end of this plan.

Several factors shaped the development and prioritization of the **recommendations and action plan**. In addition to reviewing Arlington's existing inventory, the consultants conducted a field reconnaissance survey to ascertain the nature and distribution of historic resources in the town, to determine how well the existing inventory reflects broad patterns of historic development. The plan describes **threats to historic resources**, discussing in general terms the circumstances that typically lead to the erosion of historic character in many Boston-area communities. The plan also describes **survey methodologies** employed by other communities, which were discussed with the HCRWG in developing recommendations for future survey work. **Survey priorities, selection criteria,**

**and coverage goals** are examined, providing context for how MHC survey methodology would apply to Arlington. Prepared under the guidance of the Town of Arlington's Director of Geographic Information Systems (GIS), a **large-scale base map** appended to this plan illustrates the neighborhood survey unit boundaries and plan recommendations.

The Scope of Work for the *Survey Master Plan*, as drafted by MHC survey staff, acknowledged the need to update Arlington's *Inventory of Historically or Architecturally Significant Buildings*, a list of buildings subject to review by the Arlington Historical Commission under the town's Demolition Delay Bylaw. As a first step, the plan provides suggestions for **resolving data discrepancies** such as incorrect street addresses and misspellings in the Arlington inventory forms filed with MHC, and providing MHC with updated information on buildings that have been demolished or moved since they were recorded. Further suggestions for better **coordination between the MHC and town inventories**, and improving the documentation on-hand to support administration of the Demolition Delay Bylaw, appear in the plan.

The *Survey Master Plan* is confined to "above-ground," or non-archaeological, historic resources. The identification and evaluation of prehistoric and historic archaeological sites in Arlington must be undertaken with the guidance of professional archaeologists working with an archaeology-specific project Scope of Work, in coordination with the State Archaeologist and staff archaeologists at the MHC.

# TOWN OVERVIEW & IDENTIFICATION OF NEIGHBORHOOD SURVEY UNITS

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First settled by Europeans in the 1630s, Arlington is an inland community characterized by rocky highlands on the west, fertile flatlands on the east, and access to several important waterways. Located six miles west of downtown Boston, the town occupies roughly 5.5 square miles of land and contains nearly 12,000 buildings (residential, commercial, and industrial), the great majority of which are over 50 years old. Today, Arlington is bordered by Winchester and Medford on the north; Somerville and Cambridge on the east; Belmont on the south; and Lexington on the west. Route 2 defines most of the southern boundary of present-day Arlington.

Major bodies of water include the Upper and Lower Mystic Lakes and the Mystic River on the northern boundary; Alewife Brook on the eastern boundary; Spy Pond in the southeast part of town; Hills Pond, in Menotomy Rocks Park; and Mill Brook, which bisects the central and western parts of town, running primarily west to east from the Arlington Reservoir to the Lower Mystic Lake. The Arlington Reservoir straddles the Lexington/Arlington town line on the west.

Major open spaces include parts of the Mystic Valley Parkway and Alewife Brook Parkway, along their eponymous waterways; the 103-acre Spy Pond and 15 acres of adjacent parkland and fields; the 66-acre Arlington Reservoir and adjacent natural areas and sports fields; Menotomy Rocks Park, a 35-acre park near Route 2; and McClennen Park, a 20-acre site with trails and playing fields. Robbins Farm Park, Mt. Gilboa, and Turkey Hill are other park and conservation lands of about 10 acres each. Arlington's Great Meadows, encompassing 183 acres of marsh, wet meadows, and uplands, is owned by the town but located in East Lexington. The Minuteman Bikeway follows the right-of-way laid out for the Lexington and West Cambridge Railroad (1846), roughly paralleling Massachusetts Avenue through the center of town.

*Note:* The following text was extracted from the *Arlington Reconnaissance Report*, Massachusetts Heritage Landscape Inventory Program, prepared by Shary Page Berg and Gretchen G. Schuler for the Massachusetts Department of Conservation and Recreation, 2007. Modifications are provided in brackets.

Alewife Brook and Spy Pond in the eastern part of Arlington were part of an important native American settlement area known as Menotomy. Varied terrain, seasonal fishing, plentiful hunting opportunities and broad plains for agriculture made this area particularly desirable. Native trails were adopted as transportation routes by European settlers by the mid-17<sup>th</sup> century. Arlington's location between Boston and western communities soon made it an important early transportation corridor, with heavy settlement occurring along Massachusetts Avenue. During the Colonial Period the economy was based primarily on agriculture and grazing, with small mills along the Mill Brook.

After the Revolutionary War, roads improved, with Massachusetts Avenue still the primary east/west route. The economy prospered with diversified small-scale industrial activity along Mill Brook and a few 18<sup>th</sup> century houses. Many Federal period houses remain in Arlington. The community was incorporated in 1807 as West Cambridge and changed its name to Arlington in 1867.

With the arrival of the railroad in 1846, and a horse drawn trolley [streetcar] a few years later, Arlington became increasingly accessible from Boston resulting in substantial growth of the community. The population was 2,670 in 1855, nearly double what it had been 15 years earlier, and included a growing Irish population. With greatly improved access to Boston, market gardening became an important part of the local economy. The mid-19<sup>th</sup> century was also a time of industrial growth, focused primarily along the Mill Brook. The Schwamb Mill, which is still active today, was established in [1864] at a site used for mills since the 17<sup>th</sup> century. Ice was harvested from Spy Pond [well into the early 20<sup>th</sup> century].

The population continued to grow rapidly in the late 19<sup>th</sup>/early 20<sup>th</sup> century, reaching a total of 14,889 in 1915, which still included many Irish immigrants. Easy access by trolley was an important factor in community growth, and the town became increasingly suburban. Housing stock built during this period included multi-family housing, particularly two-family and [apartment houses], many located in the eastern part of town. Many of the town's institutional structures date to this period, including the town hall, library, [and] several schools. [...Manipulation of the Mill Brook's water source at the Arlington Reservoir in the 1870s contributed to the decline of local, water-powered manufacturing.]

Creation of the Metropolitan Park System in the 1890s led to the [transformation] of Alewife Brook and the Mystic River [from tidal to freshwater waterways] along the eastern edge of the community, and the creation of parks and parkways along [them].

By 1940 the population of Arlington had reached 40,000 (roughly what it is today) resulting in continued expansion of residential areas, with a growing commercial strip

along Massachusetts Avenue. Market gardening, which had remained an integral part of the town's economy during the early 20<sup>th</sup> century, had largely disappeared by this time. Construction of Route 2 [1932-1935, with expansion in 1964] along the southern edge of the town diverted much of the through traffic from local streets but also made Arlington more accessible from all directions.

Between 1940 and 1970, Arlington's population increased by about a third, with a population density of more than 10,000 persons per square mile. Nearly 20% of the town's housing in 1970 was built after 1950, reflecting a striking post-World War II population boom. Although still primarily residential in character, by the end of this period Arlington's commercial/industrial districts hosted 31 manufacturing firms, 31 wholesale firms, and 169 retail businesses. During this period, transportation continued to be a key factor in Arlington's prosperity, as the town was well-supplied with freight service on the Boston & Maine Railroad, four numbered highways, and a handful of public (MBTA) and private bus lines. Proximity to Hanscom Airport in Bedford and Logan Airport in Boston was also touted as an advantage by local planners.

Arlington's cultural heritage is reflected in a range of 18<sup>th</sup>-, 19<sup>th</sup>-, and 20<sup>th</sup>-century architecture, representing most property types, architectural styles, and levels of society. In general, settlement is evenly distributed throughout the town, with little developable land remaining. Single-family homes comprise about one-half of all of Arlington's residential units; two-family and small multi-family dwellings represent about one-third; and mid-size apartment buildings, about one-fifth. Single-family housing prevails west of Pleasant and Mystic streets, while small-scale multi-family housing is common in the Mill Brook corridor (near Massachusetts Avenue and the Minuteman Bikeway) and east of Arlington center (between the Broadway/ Massachusetts Avenue intersection and the Cambridge line). Commercial development is concentrated along Massachusetts Avenue and in the Mill Brook corridor, with major business nodes at Arlington Heights, Arlington Center (at the intersection of Pleasant and Mystic streets), and East Arlington.

Arlington contains many discrete neighborhoods, each with its own architectural and historical character. Among these are East Arlington, Hendersonville, Kelwyn Manor, Jason Heights, Kensington Park, Arlington Center, Mill Brook Valley, Arlington Heights, Arlmont Village, Mt. Gilboa/Crescent Hill, Turkey Hill, and Morningside, as well as several locally and nationally designated historic districts.

These sub-neighborhoods have been organized into four geographic survey units for purposes of this project (see map following):

- **Center:** Development radiating from the intersection of Massachusetts Avenue and the Pleasant-Mystic-Chestnut-Medford streets axis (Route 60), from the Medford town line south to the Belmont town line, and from Franklin Street and Spy Pond on the east and Brattle Street and Highland Avenue on the west, including the eastern end of Mill Brook.
- **East:** The flatlands between the Mystic River on the north, Alewife Brook (at the Somerville and Cambridge town lines) on the east, Route 2 on the south, and Spy Pond and Linwood and Webster streets on the west.
- **West:** The upland areas and western end of the Mill Brook Valley, between Forest Street, Summer Street, Washington Street, Brattle Street, Highland Avenue, and the Winchester, Lexington, and Belmont town lines.
- **North:** Hilly areas north of the Mill Brook Valley, between the Upper and Lower Mystic Lakes, Summer and Forest streets, and the Winchester town line.

The survey units are intended to organize historically, architecturally, and geographically related areas of development into logical and manageable groups. A few cohesive linear corridors, such as Mill Brook Valley and the Massachusetts Avenue commercial spine, overlap multiple survey units. The larger-scale survey units provide a sense of the bigger picture of Arlington's development, and establish a context for understanding and comparing the constituent parts. The survey unit boundaries were initially informed by the consultants' discussion with the town's HCRWG at the beginning of this project. The boundaries also take into consideration the broad areas identified in the town's three survey publications (*Mill Brook Valley*, covering the linear center of Arlington; *Northwest Arlington, Massachusetts* (north and west Arlington); and *Ice, Crops, and Commuters* (covering southern and eastern Arlington)).

Overviews of the historic and architectural resources in the four neighborhood survey units are included in a later section of this report. These summaries are based on previous work found in the *Arlington Master Plan* (2015), the Massachusetts Historical Commission's *Reconnaissance Survey Town Report: Arlington* (1980), a collection of architectural histories and town histories published in the late 20<sup>th</sup> and early 21<sup>st</sup> centuries, and the Multiple Resources Area (MRA) National Register nomination (1985) for Arlington. Other valuable references for smaller-scale neighborhood development include the series of local historic district study reports and individual National Register nominations outside of the MRA.

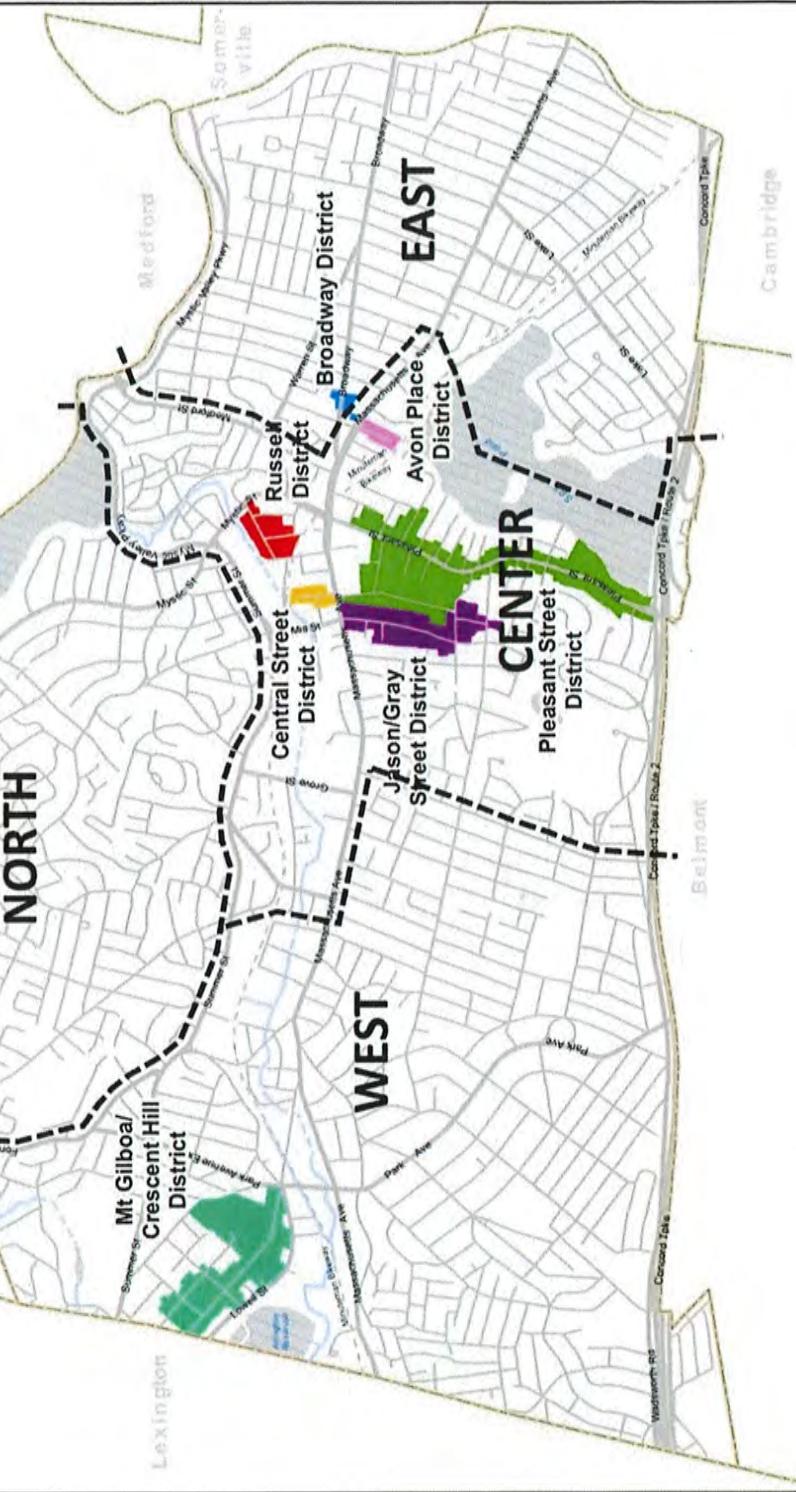
## Town of Arlington, MA

### LEGEND

- Avon Place District
- Broadway District
- Central Street District
- Jason/Gray Street District
- Mt Gilboa/Crescent Hill District
- Pleasant Street District
- Russell District
- Water Body
- Brook / Stream (surface)
- Brook / Stream (subsurface)
- Town Boundary
- Major Road
- Local Road
- Protected Open Space

The information shown on this map is from the Arlington Geographic Information System (GIS) database and is intended for informational purposes only. The Town of Arlington has made reasonable efforts to ensure accuracy of the content, but does not guarantee the accuracy of the information. Users are responsible for determining its suitability for their intended use or purpose.

Map for planning purposes only, created by the Arlington GIS Office, last update 10/28/2016.  
Updated to reflect the changes from Town Meeting 2015.



## Historic Preservation Survey Master Plan

### Neighborhood Survey Units

April 2019  
W. Frontiero and K. K. Broomer,  
preservation consultants

For a more detailed map, visit the  
[Town of Arlington website:](http://www.arlingtonma.gov/maps)  
Poster sized maps are available  
at Town Hall.

Neighborhood Survey Units  
Source: Town of Arlington GIS, as  
amended with unit boundaries (April 2019)

## Existing Inventory Documentation

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The *Inventory of Historic and Archaeological Assets of the Commonwealth*, maintained by the Massachusetts Historical Commission (MHC), records approximately 1,174 historic buildings, areas, structures, objects, and burial grounds in Arlington. Inventory forms and associated documentation, including National Register of Historic Places nominations, are available through the MHC's Massachusetts Cultural Resource Information System (MACRIS), at <http://mhc-macris.net>. MHC also provides online mapping of the inventory at <http://maps.mhc-macris.net>. An excerpt of the MACRIS street list of Arlington properties is provided in the appendices of this report. The following inventory assessment is limited to Arlington's representation in the statewide historic properties inventory. Arlington Historical Commission maintains a separate inventory for demolition review purposes, the *Inventory of Historically or Architecturally Significant Buildings*, which is not the focus of the *Survey Master Plan*.

To support preservation planning goals, the inventory is expected to record the most intact examples of the town's historic development and demonstrate how historic resources are concentrated. To meet MHC standards that a town's inventory be both communitywide and comprehensive, the process of identifying resources for survey is guided by the goals of recording resources:

- in each geographic area of Arlington;
- reflecting the range of historic resource types (areas, neighborhoods, streetscapes, buildings, structures, objects, landscapes, burial grounds, etc.) present in the town;
- reflecting the range of historic uses (residential, educational, commercial, industrial, private institutional, municipal, etc.) present in the town; and
- illustrating the range of time periods and important themes, events, or persons in the town's history and development.

Communities compile their inventories through survey projects that record historic resources using MHC inventory forms. Only forms submitted to the MHC are included in the statewide inventory; duplicate copies of Arlington's inventory forms are maintained at the Robbins Library. A communitywide comprehensive survey is never *complete*, given the volume of historic resources in Arlington and a rolling age of 50 years for most resources to be considered in a typical survey project. MHC currently recommends an end-date of ca. 1970.

## Survey Activity to Date

Survey work undertaken by the Arlington Historical Commission from 1971 to 1981 constitutes the foundation of the town's inventory. Commission volunteers and professional consultants completed three surveys, each targeting one or more geographic areas of the town and concluding with a survey publication.

From 1971 to 1975, the Commission focused on the Mill Brook Valley, with Commission volunteers submitting a number of MHC area and building forms in 1972–1973 before publishing *Mill Brook Valley. A Historical and Architectural Survey* (1976, reprinted 1984). In addition to individual buildings, this first phase survey identified about eighteen important areas and streetscapes that correspond to local historic districts subsequently established, and enlarged, from 1977 onward. The Commission's survey work during this period also identified buildings of townwide significance throughout Arlington.

Before completing *Northwest Arlington, Massachusetts. An Architectural and Historical Study* (1980, second edition 1995), the Commission's consultant, Landscape Research, submitted about a dozen area forms to MHC, plus individual forms for historic resources on three dozen streets. This survey project, conducted from 1976 to 1980, recorded a range of buildings and streetscapes, from modest to high-style in architectural design, dating from the mid-19<sup>th</sup> through the mid-20<sup>th</sup> centuries. Select forms prepared by Arlington Historical Commission volunteers in the early 1970s were updated.

For its study of South and East Arlington, the Arlington Historical Commission contracted with American Landmarks, Inc., and the consultant and Commission volunteers produced inventory forms in tandem. This survey generated more than 300 inventory forms submitted to the MHC in 1980, identifying about six areas of interest and recording individual resources on more than seventy streets at the town center, northeast Arlington, the Spy Pond vicinity, and Arlington Heights. Select forms from the early 1970s survey were updated or expanded. With the publication of *Ice, Crops, and Commuters: South and East Arlington's Historical and Architectural Heritage* (1981), the Arlington Historical Commission completed its survey publication series.

Building on the inventory previously compiled, MHC staff in 1983–1985 prepared new MHC area and individual forms to list especially well preserved and historically significant resources in the National Register of Historic Places under the Arlington Multiple Resource Area (NRMRA 1985). These forms updated the survey documentation to National Register requirements in effect at that time, and have been since been integrated with the town's inventory. It should be noted that the National Register of Historic Places has discontinued

the use of the Multiple Resource Area format, and MHC inventory forms are no longer sent to Washington, DC with National Register nominations. See below for a separate assessment of the town's National Register listings.

As the central repository for historic resource inventory forms in the Commonwealth, the MHC has received inventory forms for Arlington resources completed by parties other than the Arlington Historical Commission. Preservation planners and consultants working on multi-town thematic or resource-specific surveys in the Boston area produced forms from 1984 to 2005. Louis Berger & Associates recorded Arlington resources in a study of the **water supply system of metropolitan Boston**; three were included in a thematic nomination listed in the National Register in 1990. Architectural Preservation Associates documented the **Power Substation** on Water Street owned by the Massachusetts Bay Transportation Authority (MBTA), and McGinley Hart and Associates recorded several **MBTA railroad bridges**. Additional bridges under the jurisdiction of the Massachusetts Highway Department (now the Highway Division of the Massachusetts Department of Transportation) were recorded through the **Massachusetts Highway Historic Bridge Inventory**. VHB Inc. prepared inventory forms for two **Roman Catholic parish complexes** in an MHC survey of parishes reconfigured by the Archdiocese of Boston. A volunteer effort undertaken by the **Save Outdoor Sculpture (SOS)** survey generated forms for four works in Arlington.

Arlington began to establish **local historic districts** under M.G.L. c.40C in 1977, guided in part by the MHC area and building forms produced earlier in the decade. Updated and expanded to justify each district's creation or enlargement, new MHC building forms also facilitated a district's administration once approved at Town Meeting. Staff from the Society for the Preservation of New England Antiquities (SPNEA; now known as Historic New England or HNE) submitted updated photographs to MHC in 1981 for about fifteen properties in the Central Street vicinity, in preparation for that district's establishment the following year. In 1996, Claire Dempsey and Linda DesRoches, preservation consultants, documented a larger number of buildings on Bartlett, Gray, Irving, and Jason Streets, principally to support establishment of the Jason/Gray Local Historic District (1998). A contemplated expansion of the National Register district at the town center did not occur.

In 2002, Richard A. Duffy, as preservation consultant, recorded a large number of properties on Gray Street and Bartlett Avenue, and in the Hendersonville neighborhood of East Arlington. This work both expanded the town's inventory by adding newly documented resources, and updated the inventory by providing more information on buildings already listed in the National Register of Historic Places. Subsequent inventory forms were prepared to document significant institutional buildings (e.g., those formerly known as St. James Church and Symmes Hospital).

Aside from updated MHC building forms for select properties subject to new preservation deed restrictions, much of the survey work undertaken by the Arlington Historical Commission since the late 1990s has targeted threatened resources or buildings in potential local historic district expansion areas at the town center. The Commission was awarded an MHC Survey & Planning grant for an intensive-level survey in 2017-2018, undertaken by J. M. Goldson Community Preservation + Planning. The survey, completed in the summer of 2018, produced approximately 135 building forms principally targeting the Bartlett Avenue to Lockeland Avenue residential neighborhood abutting the west side of the Jason/Gray Local Historic District. Select residential and commercial buildings on Massachusetts Avenue, Ramsdell Court, Schouler Court, and Willow Court also were recorded, along with residential buildings in the Lake Street and Village Lane neighborhood, on the Belmont side of Route 2.

## **Geographic Distribution of Inventoried Resources**

Most geographic areas of Arlington are represented in the inventory, though existing documentation overall does not convey the density of historic development across the town. Large concentrations of resources have been inventoried at the town center, both north and west of Spy Pond. These and other concentrations of resources, such as Orvis Road in East Arlington and Mount Gilboa/Crescent Hill in the western part of town, correspond generally to established local or National Register historic districts. Arlington has inventoried very few non-district areas, which is uncommon for a town with village centers and an appreciable number of 19th and 20th-century residential subdivisions. The MHC classifies 60% of the town's recorded historic resources as located at Arlington Center, 28% at Arlington Heights, and about 12% at East Arlington. Outside designated districts, the inventory represents a sampling of historic development on select streets, consistent with survey methodologies of the 1970s and 1980s.

While additional individually inventoried historic resources are scattered across the town, significant geographic gaps remain. Very little has been inventoried in the east part of town from Lake-Winter-River Streets to the Somerville line, and from Lake Street north and west to Spy Pond. In the south, fewer than two dozen buildings have been inventoried between Highland and Oakland-Cedar Avenues, especially from Gray Street to the Route 2 corridor and Belmont line. The southwest part of town, especially west and south of the Appleton-Wachusett Streets intersection, and the north/northwest, from Summer Street north to the Winchester line, are also notably under-represented in the inventory. Even within areas of Arlington considered well documented from a survey perspective, significant gaps exist, such as properties on Norfolk Road and historically associated with the 1920s subdivision now known as Jason Heights.

## Resource Types & Uses Represented in Inventory

Reflecting the greatest volume of historic resources in the town, Arlington's inventory is largely devoted to residential buildings and areas. As demonstrated in the *Arlington Master Plan* (2015, Map 5.2), approximately 94% of Arlington's existing housing stock predates 1970, making it likely historic residential development will continue to dominate the town's inventory as survey work continues.

The total number of area forms in the inventory suggests wider survey coverage for Arlington than actually exists. Some areas identified in the 1970s survey have since been consolidated into existing c.40C local historic districts. Other areas correspond to historic districts listed in the National Register in 1985. See **GEOGRAPHIC DISTRIBUTION OF INVENTORIED RESOURCES** above.

Most survey projects in Arlington undertaken in the 1970s and 1980s addressed a range of resource types, while survey work in recent decades has tended to focus on residential buildings. The Arlington Historical Commission's three survey study reports collectively identify major industrial resources (including mill owner residences and worker housing). The Commission's 1980 survey also is valuable for recording approximately 50 mixed-use historic resources along Massachusetts Avenue, from Teel Street at East Arlington to Richardson Avenue at Arlington Heights, an important corridor study for the town's principal east-west transportation artery.

Current distribution of Arlington's resources included in the MHC inventory is as follows:

Resource	Examples	Total Count & Percent of Inventory
<b>Buildings</b>	Residential, commercial, industrial, institutional	1076 total (91.7% of inventory)
<b>Areas</b>	National Register of Historic Places districts Local historic districts (under <i>M.G.L. c.40C</i> ) Residential clusters, subdivisions, or streetscapes Institutional complexes (e.g., churches)	61 total (5.2% of inventory)

<b>Structures</b>	Bridges, dam, water tower Parks and landscapes, parkway	28 total (2.4% of inventory)
<b>Objects</b>	Statues and monuments, milestone, religious shrine	6 total (0.5% of inventory)
<b>Burial Grounds</b>	Includes cemeteries	3 total (0.3% of inventory)

Source: MHC Town Profile, Arlington (July 2018)

The *Arlington Master Plan* (2015, Appendix F) provides an inventory of town-owned resources. These include community safety buildings (e.g., fire stations); schools (current and former); libraries (current and former); properties managed by the Public Works, Cemetery, or Recreation departments; and other buildings housing municipal functions. Of nearly 30 constructed before 1970, per the Master Plan data, about one-third have been inventoried. For preservation planning and public information purposes, most town-owned historic resources predating 1970 should be included in the inventory.

## Representation of Historic Periods & Themes in Inventory

MHC's Town Profile for Arlington shows inventoried resources with construction dates ranging from 1690 to 1980. While construction dates have not been identified for all resources, nearly 16% pre-date 1870, about 67% date from 1870 to 1940, and about 6% post-date 1940. The comparatively limited number of historic resources from the early periods of Arlington's history indicates well preserved examples are likely to be of townwide significance. By contrast, given what is known about residential development in Arlington during the post-World War II era, post-1940 resources are under-represented in the town's inventory. The Arlington Historical Commission's 1980 survey notably records select resources built through the 1960s.

MHC often assigns more than one historic theme (area of significance) to each historic resource represented in the statewide inventory. In Arlington, the top historic themes identified to date are architecture, community planning, agriculture, commerce, religion, transportation, recreation, engineering, industry, education, landscape architecture, and politics/government. While it can be expected that further survey work will document historic

resources associated with these themes, identification of resources associated with other themes, especially ethnic heritage, would be a high priority.

## **Quality of Inventory Documentation**

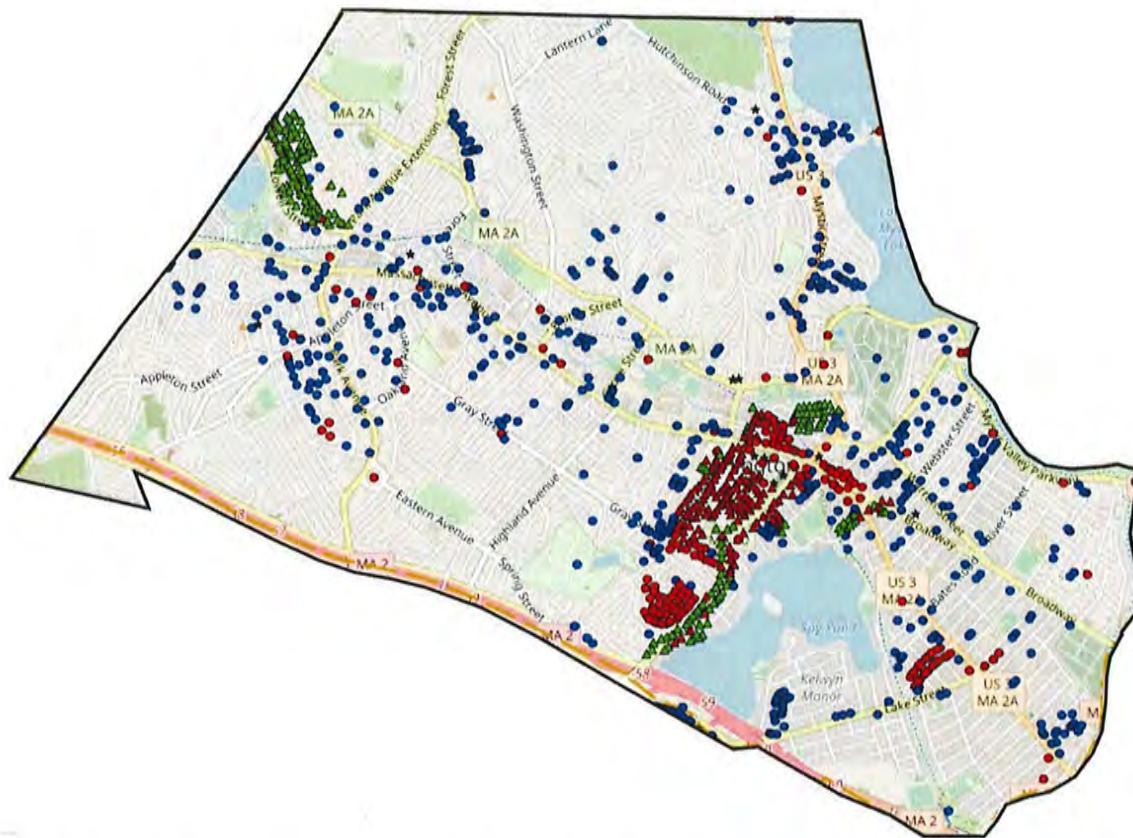
Most of Arlington's inventory was compiled more than thirty-five years ago. Inventory forms met MHC survey standards in effect at the time of submittal. The existing inventory, as a planning document, has considerable value as a starting point for update and expansion efforts to serve current planning needs at the local and state levels. Today, the inventory photographs also provide an important archival record of the appearance of historic resources in the 1970s and 1980s, which will help identify changes since made to those resources. As many historic resources in Arlington were inventoried during neighborhood survey publication projects, much of the critical overview historic context that ties the resources together appears in the separate published reports, rather in the inventory record itself.

By the early 1980s, preservation planning had shifted from an early focus on individual ("landmark") historic buildings to a broader cultural landscape approach that recognized the importance of clusters or concentrations of different types of historic resources. The Arlington Historical Commission's initial 1970s inventory was ground-breaking, from a preservation planning perspective, in flagging important clusters of intact historic resources that merited consideration as historic districts. Decades later, the Arlington inventory has been expanded several times on a building-by-building basis for the purpose of creating and enlarging existing historic districts, yet has not identified any new areas of preservation interest and concerns elsewhere in town with the completion and submittal of MHC area forms.

As MHC survey standards have evolved, inventory form documentation has become more detailed and complex. On the technical side, narrative architectural descriptions are now required, historical research is expected to place the inventoried resource in the context of the broad patterns of the town's development, photographs should reflect current conditions, and digital location maps – ordinarily excerpts of a town planning map – have now replaced hand-drawn sketch maps on the inventory forms.

Updating Arlington's inventory should not entail a re-drafting of every older inventory form to meet current MHC survey standards. This would be an inefficient use of limited resources, and a number of the town's building inventory forms have already been updated more than once. Aside from the goal of expanding local historic districts, recent survey efforts appear to be propelled by the anticipation of receiving demolition review applications, rather than identifying, and promoting locally, new areas of preservation planning interest within the community.

The *Survey Master Plan* provides an opportunity to rekindle the planning function of Arlington's historic assets inventory. By using the existing inventory as a starting point for identifying new areas and resources of interest, the plan will raise public awareness of those areas, and set priorities for completion of the necessary MHC inventory forms, with the goal of having the town's inventory convey, more accurately, the full range of historic (pre-1970) resources surviving in Arlington. Future inventory work may include both revising existing forms, as planning needs warrant it, and documenting previously unrecorded resources.



*MHC Inventory Points (blue), including properties listed in the National Register of Historic Places (red) and c.40C Local Historic Districts (green). Recent additions to inventory (completed September 2018) are not shown, pending processing by MHC; see Appendix 2 in this plan for a list. Source: MHC MACRIS Maps, Arlington (July 2018).*

# EXISTING NATIONAL REGISTER & LOCAL HISTORIC DISTRICT DESIGNATIONS

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Arlington has a large number of properties with local, state, and national historic designations. Approximately 370 properties are presently listed in the National Register of Historic Places (NR), and many others may be eligible for listing. Six districts are listed (representing a total of 312 properties), and 58 properties are listed individually (a few of these are also included in listed districts). Arlington is represented in two multiple-town National Register nominations, one for the Mystic Valley Parkway (including one district with eight properties in Arlington) and one for the Water Supply System of Metropolitan Boston (featuring Arlington Reservoir Standpipe and Mystic Dam). Seven local historic districts (LHDs) have been established, representing a total of 359 properties, as per the State Register; some of these LHDs overlap with National Register districts.

The State Register of Historic Places contains all of the above properties, as well as all structures and sites subject to preservation easements approved or held by the Massachusetts Historical Commission (MHC). The State Register is available in hard-copy from the State Bookstore (State House, Room 116 | Boston, Mass. 02133 | tel. 617-727-2834).

**National Register-listed properties** in Arlington represent a range of ages, styles, and building types. Individually listed properties and most of the districts represent primarily single-family residential buildings. The Arlington Center Historic District, comprising 232 properties on about 78 acres of land, is the largest and most diverse NR district in town. Located at the intersection of Massachusetts Avenue and Pleasant/Mystic streets, it contains significant examples of commercial, civic, and residential buildings constructed between the mid-18<sup>th</sup> and mid-20<sup>th</sup> centuries. Notable non-residential, individual listings in Arlington include a few commercial and industrial buildings (U.S. Post Office, Old Schwamb Mill, Arlington Coal & Lumber Building), infrastructure projects (Mystic Dam, Arlington Pumping Station, Mystic Valley Parkway, Arlington Reservoir Standpipe), churches, a movie theater, fire station, and school. A list of all Arlington properties listed in the National Register follows.

### **National Register Historic Districts**

- Arlington Center Historic District (11 properties)
- Arlington Center Historic District Boundary Increase (221 properties)
- Kensington Park Historic District (44 properties)
- Orvis Road Historic District (25 properties)
- Peirce Farm Historic District (3 properties)

### **National Register Thematic Nominations**

- Water Supply System of Metropolitan Boston – includes Arlington Reservoir Standpipe and Mystic Dam (2 properties in Arlington)

### **National Register Multiple-Property Listings**

- Arlington Multiple Resource Area (includes 4 districts and 45 individual properties)
- Metropolitan Park System of Greater Boston (Arlington/Medford/Somerville/Winchester) – includes Mystic Valley Parkway (8 properties in Arlington)
- Winchester Multiple Resource Area – includes 1 individual property crossing the Winchester/Arlington town line

### **Individual National Register Listings**

- Allyn House (94 Oakland Ave.)
- Arlington Coal and Lumber Company Building (41 Park Ave.)
- Arlington Gaslight Company (Grove St.)
- Arlington Pumping Station (Brattle Court off Brattle St.)
- Arlington Reservoir Standpipe (Park Circle)
- Baptist Society Meeting House (3-5 Brattle St.)
- Bassett, Maria House (8 College Ave.)
- Belcher House (64 Old Mystic St.)
- Butterfield-Whittemore House (54 Massachusetts Ave.)
- Call-Bartlett House (216 Pleasant St.)
- Calvary Methodist Church (300 Massachusetts Ave.)
- Capitol Theater Building (202-208 Massachusetts Ave.)
- Chapel of St. Anne (Claremont Ave.)
- Cushman House (104 Bartlett Ave.)
- Cutter, Ephraim House (4 Water St.)
- Cutter, Gershorn House (1146 Massachusetts Ave.)
- Cutter, Jefferson House (1 Whittemore Park)
- Cutter, Second, A. P. House (89 Summer St.)
- Damon House (275 Broadway)
- Farmer, Kimball House (1173 Massachusetts Ave.)

- First Parish Church Parsonage (232-234 Pleasant St.)
- Greek Orthodox Church (735 Massachusetts Ave.)
- Hall, Edward House (187 Pleasant St.)
- Highland Hose House (1007 Massachusetts Ave.)
- Hill, Addison House (83 Appleton St.)
- Hornblower, Edward House and Barn (200 Pleasant St.)
- House at 45 Claremont Avenue (45 Claremont Ave.)
- House at 5 Willow Court ((5 Willow Ct.)
- House at 5-7 Winter Street (5-7 Winter St.)
- Kimball, W. W. House (13 Winter St.)
- Locke School (88 Parke Ave.)
- Locke, Capt. Benjamin House (21 Appleton St.)
- Locke, Lt. Benjamin, Store (11-13 Lowell St.)
- Milestone (Appleton St. and Paul Revere Rd.)
- Old Schwamb Mill (17 Mill Lane and 29 Lowell St.)
- Pleasant Street Congregational Church (75 Pleasant St)
- Prentiss-Payson House (224-226 Pleasant St.)
- Prentiss, William House (252 Gray St.)
- Prince Hall Mystic Cemetery (Gardner St.)
- Proctor, William House (390 Massachusetts Ave.)
- Rawson, Warren House (37-49 Park St.)
- Rawson, Warren, Building (68-74 Franklin St.)
- Robindreau, Alfred E. House (28 Lafayette St.)
- Robinson - Lewis - G. F. Fessenden House (40 Westminster Ave.)
- Robinson House (19 Winter St.)
- Russell Common (2-10 Park Terrace)
- Russell, Jason House (7 Jason St.)
- Shattuck, Ralph W. House (274-276 Broadway)
- Sterling, Ella Mahalla Cutter House (93 Summer St.)
- Swadkins, Thomas House (160 Westminster Ave.)
- Swan, Henry House (418 Massachusetts Ave.)
- Symmes, Stephen, Jr. House (215 Crosby St.)
- Taylor-Dallin House (69 Oakland Ave.)
- U.S. Post Office - Arlington Main (10 Court St.)
- Wayside Inn (393 Massachusetts Ave.)
- Whittemore House (267 Broadway)
- Winn Farm (57 Summer St.)

All but one of Arlington's **local historic districts** are located in Arlington Center, near the intersection of Massachusetts Avenue and Pleasant and Mystic streets (see Neighborhood Survey Units map, above). The Mount Gilboa - Crescent Hill District is located in northwest Arlington, near Arlington Reservoir and the Lexington town line. Properties in these local

historic districts represent primarily single-family residential buildings constructed in the late 19th through early 20th century, as well as a few distinct pockets of mid-19th century dwellings. Duplexes are most notable in the Mount Gilboa - Crescent Hill District. Arlington's seven local historic districts were established between 1977 and 1996. Three have been enlarged—the Russell Historic District, once; the Broadway District, twice; and the Pleasant Street District, four times—the latest enlargement occurring in 2006. Expansions were often related to town survey efforts.

### ***Local Historic Districts***

- Avon Place Historic District (12 properties)
- Broadway Historic District (8 properties)
- Central Street Historic District (17 properties)
- Jason-Gray Historic District (50 properties)
- Mount Gilboa – Crescent Hill Historic District (104 properties)
- Pleasant Street Historic District (137 properties)
- Russell Historic District (31 properties)

# HISTORIC THEMES & PERIODS OF DEVELOPMENT IN ARLINGTON

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Previous publications and reconnaissance, survey, and planning work suggest five major periods of historic development in Arlington:

## ***Menotomy: Native American & Colonial Settlement, ca. 1500 – 1806***

Arlington's history began as a significant area of Native American settlement, followed in the 1630s by European settlement as part of the town of Cambridge. The area's mixed agricultural and milling economy was manifested in rural farmsteads, mostly along Massachusetts Avenue, and small-scale mills and associated housing along Mill Brook and the Mystic River. A small town center developed near the intersection of the present Massachusetts Avenue and Pleasant Street. Slow but steady population growth occurred during this period, with a brief flourish of industrial-based prosperity at the turn of the 19th century.

## ***West Cambridge: Country Retreat & Early Industrialization, 1807 – 1866***

This period begins with incorporation as a separate town from Cambridge, reflecting considerable and distinctive growth. Major transportation improvements began with the establishment of the Middlesex Turnpike and extended to the arrival of the railroad, omnibus, and horse-drawn street railway. Industrial expansion included a diversity of industries, although still comparatively small in scale; ice harvesting flourished at Spy Pond. The agricultural landscape persisted throughout most areas of town, gradually developing into commercial production in large, commercial-scale market gardens. Connections with Boston propelled the development of genteel country houses at the town center for wealthy mercantile commuters. Industrial and agricultural development began to attract a substantial foreign-born immigrant community as well, and the town's first large subdivision was laid out in East Arlington in 1856.

## ***Arlington: Early Suburbanization, Ice-Cutting, & Market Gardens, 1867 – 1910***

Beginning with re-incorporation as the Town of Arlington, this period witnessed the peak and decline of industrial development (including mills, factories, and ice-harvesting), which was replaced by the predominance of market gardening. Civic improvements and municipal services abounded. Seminal planned developments appeared in the western part of town; three major commercial centers with

substantial masonry buildings coalesced along Massachusetts Avenue; and grand institutional development concentrated near the center of Arlington. Electric railway service was extended throughout the town; the first automobile owned by a local resident appeared in 1900. With easier and more affordable transportation, the town's population quadrupled during this period: vacationers were accommodated in hotels and health facilities; farms were subdivided for middle-class housing, including a substantial community of literary and visual artists in western Arlington; and the foreign-born population continued to expand. Two-family housing became common in the early 20th century to accommodate the town's increased population.

### ***Accelerated Suburbanization, 1911 – 1940***

The Boston area's continued population growth and accompanying demand for residential development in this period led to the closing of most of Arlington's large market gardens and the selling off of their land for dense, single- and multi-family housing and an increasingly working-class population in East Arlington. Major immigrant groups included the Irish, Italians, Swedes, and Armenians. In northern and eastern Arlington, the town's last major farms were substantially if not completely subdivided by the 1930s. Extension of rapid transit to Harvard Square in Cambridge in 1912 was pivotal to the growth of East Arlington. Massachusetts Avenue became almost exclusively commercialized, abetted by commercial zoning instituted there in 1924; a great loss of the town's 18<sup>th</sup> century houses along the roadway soon followed. In the 1930s, the Concord Turnpike (Route 2) was built to relieve traffic on Massachusetts Avenue, diverting traffic away from the town center and reducing connections to the neighboring town of Belmont.

### ***Modernization, 1941 – 1970***

Arlington's position as a desirable bedroom community in close proximity to downtown Boston was solidified in this period with the construction of medium-rise apartment blocks (mostly along Massachusetts Avenue, with some in isolated, surviving large parcels); subdivisions of single-family, Colonial Revival-style and ranch houses; and modern commercial strip development along the major thoroughfares. Route 128 was constructed nearby in the 1950s, signaling the pre-eminence of automobile-related commuting and development. Several modern office buildings and public housing projects were built, and the demolition of 18<sup>th</sup> and 19<sup>th</sup> century structures continued, especially along Mass. Avenue. One of Arlington's few remaining 19<sup>th</sup> century factories, the Old Schwamb Mill (1861), was saved from near-destruction

in 1969, marking the beginning of a renewed interest in preservation activities throughout the town.

Of these periods of development, most are reasonably well represented in existing survey documentation. Properties constructed before World War I account for a much greater percentage of inventoried resources than of existing building stock, which is typical of municipal inventories. Pre-1867 buildings in Arlington, for example, are comparatively rare, having frequently succumbed to demolition during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. They represent nearly one-quarter of all inventoried resources, vs. 1% of total housing stock. Survey documentation is relatively weak in the two most recent periods of development, largely reflecting the timing of the town's intensive professional surveys in the 1970s and 1980s and the typical 50-year-old threshold for survey work per Massachusetts Historical Commission (MHC) survey methodology.

The MHC's MACRIS system identifies a large range of "areas of significance" to which individual properties are attributed for purposes of data analysis. For purposes of understanding broad patterns of Arlington's history, however, a smaller list seems more appropriate. Major themes proposed for consideration in this project include the following:

- Agriculture
- Industry
- Transportation and infrastructure
- Suburbanization and subdivisions (including recreational structures and landscapes)
- African communities
- Ethnic heritage

Each of these themes potentially encompasses a range of property types, including residential, commercial, industrial, and civic buildings, landscapes, and structures. Most of these themes are addressed at some level in Arlington's existing inventory documentation. The preparation of additional area forms, which are significantly under-represented in the existing inventory, would greatly advance the understanding of these larger themes of development. Such documentation would put in context many of the individual building forms that have already been prepared.

# OVERVIEWS OF NEIGHBORHOOD SURVEY UNITS

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Narrative profiles of the historic and architectural resources of the four neighborhood survey units identified for this project are provided as context for the evaluation of existing survey work and recommendations for future inventory. As planning documents, these overviews are intended to summarize the development of the survey units and their historic and architectural resources.

These neighborhood descriptions are based on previous work found in the *Arlington Master Plan* (2015); the description and statement of significance provided in the townwide National Register nomination, *Historic Resources of the Town of Arlington, Massachusetts (Arlington Multiple Resource Area, 1985)*; the Mass. Historical Commission's *Reconnaissance Survey Town Report: Arlington* (1980); and the collection of architectural surveys and town histories published from 1976 to 2006. Other valuable references for individual neighborhood development include the series of local historic district study reports and various individual National Register nominations. Source materials referenced in the bibliography of this plan should be consulted for additional information.

## Center Survey Unit

Radiating from the intersection of Massachusetts Avenue and Pleasant/Mystic Streets (a.k.a. the Town Center), the Center survey unit includes the section of the Mill Brook Valley between Brattle Street and the Mystic River and the middle third of Massachusetts Avenue in Arlington, and extends southward to the Belmont town line. A remarkably diverse area, this commercial and civic center of the Town of Arlington also encompasses a variety of high quality, 19<sup>th</sup> and early 20<sup>th</sup> century residential development, as well as notable industrial and recreational properties.

The central business district runs along Massachusetts Avenue and is characterized by one- to two-story masonry structures. The civic block at Mass. Ave. and Pleasant Street, which contains the First Parish Church, earliest burial ground, town library, and town hall, is Arlington's largest collection of substantial public structures. Also in the survey unit, a short distance to the west and east, respectively, are the high school and main fire station. Half a dozen churches are located along or near Massachusetts Avenue in this area. The town's greatest concentration of industrial buildings is also found in the Center survey unit, mostly distributed along the Mill

Brook Valley between Massachusetts Avenue and Summer Street. Residential buildings, historically part of the town center and forming the majority of development in the study unit, are usually single-family and not uncommonly two-family structures of wood-frame construction. Apartment buildings in the study unit are infrequent but often notable.

The major thoroughfares of Massachusetts Avenue, Pleasant Street, and Mystic Street originated as regional trail routes of the Native Americans; these three roads and Medford Street were laid out as colonial highways by the mid 17<sup>th</sup> century. By 1750, a town center coalesced at the intersection of Massachusetts Avenue and Pleasant Street, containing a burial ground, meeting house, school, store, and houses. Farmsteads and taverns clustered along Massachusetts Avenue, and small-scale, water-powered mills and related housing were constructed along the Mill Brook.

For three centuries, Massachusetts Avenue served as a principal thoroughfare to Cambridge for farmers from the north and northwest; in April 1775, it was the scene of two memorable battles between American Minutemen and British soldiers. (The thoroughfare has been designated a scenic by-way known as Battle Road.

Arlington's brief period of prosperity at the turn of the 19th century focused on the Amos Whittemore cotton and wool card factory, the town's largest employer, which operated in the center of town from 1799 to 1812. Several substantial Federal period houses of this period were located near the intersection of Massachusetts Avenue and Pleasant Street, including the elegant Whittemore-Robbins House (1800) on Massachusetts Avenue. During the first three-quarters of the 19th century, an increasing variety of products originated from Mill Brook factories, including wood and grain products, fabric, spices, drugs, saws, tools, piano cases, and picture frames. Industrial properties here were complemented by dense settlements of workers' housing in Federal, Greek Revival, and Italianate styles. Benjamin Woods's mid-19th century tide mill on the Mystic River, near the mouth of the Mill Brook, is linked with the development of the Franklin – Medford Street corridor in the northern tip of the survey unit. As Arlington's population slowly increased, the original burial ground in the town center filled up. Mount Pleasant Cemetery was established at the northern end of the survey unit in 1843 as part of the new "rural" cemetery movement, which promoted park-like, contemplative landscapes.

The arrival of the railroad in 1846 transformed the movement of Boston-bound commuters, who in this period were primarily well-to-do businessmen, professionals, and literary people. The Center area had two railroad stations, one near Pleasant Street and one near Brattle Street. Elite country estates began to develop along Pleasant Street in the mid 19<sup>th</sup> century, characterized by large and fashionable houses on sizeable parcels with picturesque landscapes—first for summer use and later for year-round occupation. Spy Pond was an

important attraction for the development of Pleasant Street, and organized recreational activities (such as the Arlington Boat Club, 1872; not extant) eventually arose here. (A significant ice-harvesting business did, too, although apparently not operating from the western shore of the pond. See East survey unit for further information on the ice industry.)

North of Massachusetts Avenue, the Broadway and Central Street Local Historic Districts represent mid-19<sup>th</sup> century developments of sturdy, stylish Greek Revival residences.

Arlington's first town hall (1852), on Massachusetts Ave. across from Pleasant Street, and the town's first public high school (acquired from the private Cotting Academy in 1864) signaled a strong new civic identity in the Center survey unit in the mid-19<sup>th</sup> century. The Greek Revival-style Pleasant Street Congregational Church and Universalist (now Greek Orthodox) Church at 735 Massachusetts Avenue (the latter renovated in the Romanesque Revival style) represent civic architecture of this era.

Following the Civil War, wealthy mercantile and professional commuters continued to concentrate near Pleasant Street, south of the town center, but their estates, as well as the older Colonial period farms, began to be subdivided. Transportation improvements propelled population growth and intensified development, beginning with omnibus service to Boston (1838) and horse-drawn railway cars (1859) before the war, and more dramatically afterwards with the introduction of electric railway service in 1889. Electric trolley cars ran along Mystic Avenue to Winchester, Broadway and Medford Street to Charlestown, and Massachusetts Avenue to Cambridge and Lexington. These lines were instrumental in attracting middle- and working-class residents, who were accommodated in the Center survey unit in new, speculative subdivisions south and west of the town center, near and around Menotomy Rocks Park (established in 1895) and off Medford Street in the northern end of the survey unit.

A variety of housing types arose in the Center survey unit. Tracts of upscale, upper middle-class houses characterize Pleasant, Academy, and Jason streets and Kensington Park, south of Massachusetts Avenue. Important examples of stylish, mostly middle-class Victorian homes survive in the Russell Historic District, and sprinkled along Medford Street, Franklin Street, and Lewis Avenue in the far northern end of the Center survey unit. Saint Malachy's Roman Catholic Church (now Saint Agnes; 24 Medford Street, 1874 and 1900) built a substantial brick edifice at a prominent site near the intersection of Medford and Chestnut streets, just north of Massachusetts Avenue. (St. Agnes Grammar School was built nearby in 1925.)

Mill Brook, fed by the Great Meadows in Lexington, supplied seven mill ponds and as many as eight major factories along Mill Brook by 1871; the mills were typically family-owned, domestically-scaled, and wood-frame construction. Construction of the Arlington Reservoir on the Lexington border in 1872, however, ended most water-powered activity on Mill Brook. Few industrial buildings in this

part of town have survived, most notably the Arlington Gas Light Co. (1914) on Grove Street in the Mill Brook corridor. Some mill owner's houses and modest workers housing remain, now accompanied by modern apartment complexes and large recreational facilities.

At the end of the 19th and beginning of the 20th centuries, Arlington's substantial growth culminated in a wave of new public buildings in the Center survey unit: Robbins Library (1892), Winfield Robbins Memorial Garden (1913), the present Town Hall (1913), a purpose-built public high school constructed a block south of Massachusetts Avenue (1894), the present high school on Massachusetts Avenue (1914), and Central Fire Station (1926). The first town-owned, purpose-built athletic field was Spy Pond Field (1910) at the northwest corner of Spy Pond.

Although the section of Massachusetts Avenue in the survey unit contained many large, stylish, single-family houses through the turn of the 20<sup>th</sup> century, the Center also featured substantial, multi-story, wood-frame and masonry commercial blocks at this time. The Fowle Block (444-446 Massachusetts Avenue, 1896) and the Associates Block (659-663 and 665-671 Massachusetts Avenue, 1900 and 1905) are handsome and substantial examples of the Renaissance Revival style. The Regent Theatre, an ornate concrete building featuring a vaudeville stage, stores, offices, and bowling alleys, opened on Medford Street, a block off Massachusetts Ave., in 1916. In 1924, a new zoning law created a commercial strip zoning along Massachusetts Avenue, which was manifested in a flurry of one-story, concrete commercial blocks in the survey unit, employing Classical Revival and Art Deco architectural influences.

While the market garden industry was not as prevalent here as in the other three survey units, the former Morton Farm at the south end of Highland Avenue, near Menotomy Rocks Park, was one of the last areas in this survey unit to be developed, with middle-class suburban housing in Colonial Revival and Craftsman styles constructed in the second quarter of the 20<sup>th</sup> century. At about the same time, the Henry S. Locke farm, a 45-acre parcel of open land on the south side of Massachusetts Avenue—between Gray, Highland, and Bartlett streets—was developed with new streets and larger single-family homes, typically in elegant Colonial Revival styles.

Speculative subdivisions in the southern and northern sections of the survey unit are characterized by more repetitive housing forms on smaller, gridded plats, although these grids were often adapted for Arlington's hilly terrain. The first apartment houses were constructed at the turn of the 20<sup>th</sup> century near the town center and public transportation. Surviving early examples, principally intended for upper-middle class occupants, include 15A Jason Street (ca. 1900), The Irvington at 135 Pleasant Street (1906), and the Spanish Oaks Apartments at 3-11 Lake View Street (1912). Others followed along Massachusetts Avenue.

During the Great Depression, the Works Progress Administration channeled the Mill Brook between stone walls; the mill ponds were filled in by mid-20<sup>th</sup> century. Development of available land in the Center area was virtually complete by the mid-20<sup>th</sup> century. As automobiles predominated, Mystic Street was re-aligned to connect directly with Pleasant Street in 1962, and a sprinkling of mid-rise, brick apartment buildings appeared along the Massachusetts Avenue corridor in the 1960s and early 1970s, along with a few modern commercial buildings. Passenger railroad service through the Center ended in 1977, freight service stopped in 1981, and the downtown railroad station (built in 1883) was demolished in the 1980s. The Minuteman Bikeway opened along the railroad alignment in 1992. The section of Massachusetts Avenue in the town center continues as a thriving commercial district, its variety of small, mostly local businesses interspersed with residential and civic uses.

## **East Survey Unit**

The East survey unit covers a wide range of historic resources at the eastern end of Arlington, roughly from Webster Street, Linwood Street, and Spy Pond eastward to the town line at Alewife Brook. The survey unit incorporates a village business district and mixed-use development, scattered dwellings associated with Arlington's rich agricultural heritage, a high concentration of closely settled mid-19<sup>th</sup> to mid-20<sup>th</sup> century residential neighborhoods of townwide significance, notable examples of apartment houses and public housing from the post-World War II era, and important cemeteries and open space.

Serving as the principal gateway to Arlington from points east, the Massachusetts Avenue corridor in this survey unit displays a mix of business, residential, and institutional buildings, largely one-story brick commercial blocks interspersed with 2½-story wood-frame dwellings. Capitol Square, centering on the intersection with Lake Street and extending east to Milton Street and west to Oxford Street and Orvis Road, encompasses the greatest concentration of commercial buildings in the survey unit, anchored by the Capitol Theatre Building, 202-208 Massachusetts Avenue (1925), and including the Fox Branch Public Library (1952, renovated 1969). Quality 20<sup>th</sup>-century commercial blocks – both corner stores and detached buildings – are present on Broadway and, to a much lesser extent, Warren Street. The survey unit retains four 20<sup>th</sup>-century church complexes in whole or part, and four current or former public schools. Wood-frame residential buildings predominate, mostly single- and two-family dwellings, though notable examples of multi-unit worker housing remain, along with three-deckers on Broadway. Masonry apartment buildings from the second and third quarters of the 20<sup>th</sup> century are prominent in the streetscape, and two complexes of brick-faced garden apartments (1950-1951), constructed with Federal funds for veterans' and public housing, are the largest of their

type in the town. Historically significant open space includes two cemeteries, Thorndike Field (1937), the eastern shore of Spy Pond, the Alewife Brook Reservation, and Bicentennial Park.

Important for its association with concentrated native settlement at Menotomy, the broad plain defined by the Mystic River, Alewife Brook, and Spy Pond was long a desirable area for agriculture and access to seasonal fish runs. Major thoroughfares through the survey unit – Massachusetts Avenue, Lake Street (formerly Pond Street and previously Weir Lane), and Broadway – were colonial highways. One of the oldest buildings in the town and associated with two families prominent in the early political, military, religious, and agricultural life of Arlington and Cambridge, the Butterfield-Whittemore House, 54 Massachusetts Avenue, appears to be the only building in the survey unit known to predate the mid-19<sup>th</sup> century.

Previously believed to have been built ca. 1729 when listed in the National Register of Historic Places, the oldest section of the house has since been determined to date to ca. 1695. Lesser known vestiges of Colonial-period transportation patterns survive at Marathon Street, a section of the highway from Cambridge to Woburn, and Gardner Street, built on a rangeway, which provided access to ranges, or outlying land, that lacked frontage on a highway. The Warren Street-Waldo Road axis preserves a section of the 1636 “eight-mile line” dividing Cambridge and Charlestown; in the East survey unit, the area south of the line was incorporated with the rest of West Cambridge (Arlington) in 1807, while the area north of the line remained part of Charlestown until 1842. In municipal developments, the new town established an East District school (1808) and a poor house (1817) in this survey unit, near the training field in the present Massachusetts Avenue-Linwood Street-Tufts Street vicinity. The poor house was replaced in 1851 on a new site north of Summer Street (see North survey unit).

Railroad construction in the 1840s facilitated the growth of ice harvesting in the East survey unit. Ice cutting for commercial purposes on Spy Pond began in the 1830s. Ice houses survived on the northern and southeastern shores of the pond into the 1920s, the last burning in 1930. The town’s first railroad connection (1841), a spur built to Spy Pond from the south (now the MBTA Fitchburg commuter rail line in Belmont), was built to transport ice. An ancillary industry, the manufacture of ice-cutting tools, evolved from a blacksmithing business on the pond’s northern shore by 1845. With the completion of the Lexington & West Cambridge Railroad (1846), a passenger and freight depot opened on Pond Street (Lake Street), contributing to development of a commercial node at the intersection with Massachusetts Avenue. Lake Street, however, retained a principally agricultural, then residential, character, due in part to the presence, from the 1850s to 1907, of a summer resort hotel and picnic grove on the shore of Spy Pond near the depot.

Market gardening spread throughout the East survey unit from the 1840s to the early decades of the 20<sup>th</sup> century. The heirs or successors of the area's subsistence farmers increasingly turned to scientific farming methods – including construction of irrigation systems and vast greenhouses to "force vegetables" in the winter and spring – that allowed produce to be cultivated through a longer growing season. Warren Winn Rawson, who operated here, was known nationally as a seed dealer. As these enterprises grew, new types of residential buildings were introduced as well, such as wood-frame dormitories and attached multi-unit dwellings to house the work force. The Rawson enterprise, which expanded to thirty greenhouses plus dozens of acres of open-field crops, adopted the concept of industrial worker housing, constructing attached units such as 37-49 Park Street (ca. 1885-1890) to house laborers. This modest block is significant in Arlington for its architectural form; other examples of the building type, if extant, have yet to be identified. Greenhouses are not known to survive.

The earliest subdivision of significant market garden tracts for residential construction began in 1856 in the area bounded by Broadway, Everett Street, the Mystic River, and Alewife Brook. Pockets of 2½-story, wood-frame dwellings in the Greek Revival and Italianate styles are seen at Webster Street, Beacon and Park Streets, and Winter Street. Proximity to transportation improvements and the characteristics of the subdivision layout often determined the success of some of these speculative developments: Nahum Packard's layout of Beacon, Park, and Coral Streets (1854-1855), in anticipation of construction of a new bridge over the Mystic River, and William Whittemore's subdivision of the Fremont and Decatur Streets area (1856), where development was not built up as envisioned due to lack of convenient and inexpensive public transportation. Also developed from a market garden tract, Hendersonville (1874), covering Henderson, Teel, Sawin, and Cross Streets and Cottage Avenue at the Cambridge line, emerged as the most concentrated area of settlement in the East survey unit. Subdivided by brothers John J. Henderson and Robert J. Henderson, Jr., the area displays the largest cluster of mansard-roof houses, with both 1½-story cottages and 2½-story dwellings extant. Other local developers acquired multiple lots for residential construction, continuing the speculative nature of the subdivision.

Two cemeteries opened in the survey unit in the late 19th century, each serving a population that extended beyond Arlington. The Prince Hall Grand Masonic Lodge of Boston, the first lodge for African American Masons in the United States, established Prince Hall Mystic Cemetery, Gardner Street (1868). St. Paul Cemetery, 30 Broadway (1884), opened as the parish cemetery of St. Paul's Church in Cambridge. The Town of Arlington built the former Crosby School, 34 Winter Street (1895), on a site centrally located to serve the eastern sections of town.

Escalating land values led to more widespread speculative subdivisions of former market garden tracts along electric street railway routes on Massachusetts Avenue and Broadway,

starting in the late 1890s and accelerating in the 1910s, following the 1912 extension of Boston's subway system to Harvard Square in Cambridge. Movement of a growing working-class population from Boston and Cambridge into Arlington increased the demand for commuter housing. The East survey unit encompasses Arlington's greatest concentration of two-family dwellings. Comparatively few small-scale single-family dwellings were built. By 1925, about one-half of the town's population resided in the eastern sections of Arlington, within one mile of the Cambridge line.

Individuals who subdivided tended to be descendants or extended family of the original market gardeners. In one example illustrating successive waves of residential development, the Arlington farm associated with John P. Squire, who owned the largest meat-packing business east of the Mississippi River, based in East Cambridge, yielded dwellings from the late 19th century through the 1920s, starting with a Squire residence at 13 Winter Street (ca. 1847-1865) and Squire's mansion at 226 Massachusetts Avenue (ca. 1871). A two-family dwelling at 5-7 Winter Street (ca. 1895), one of the largest and best detailed examples of the Queen Anne style in the East survey unit, is an early example of the efforts to develop Squire holdings after his death. His heirs scaled back the development in the 1910s to allow two-family dwellings on smaller parcels, which included the Orvis Road Historic District (ca. 1918-1930), with a collection of single- and two-family dwellings. Among the more successful examples of this development in Arlington, Orvis Road is also the most distinctive, as the town's only residential thoroughfare to feature dwellings lining a landscaped median. Several properties in the district retain 1920s garages that reflected the increasing importance of the automobile. Other examples of "evolutional subdivisions" include Whittemore Park in the vicinity of Thorndike Street (initially platted 1896, largely developed 1915-1925), and Rawson's Garden flanking Rawson Road (1915).

A major shift toward the use of automobiles as the preferred means of transportation fueled development pressures, as the Metropolitan Park Commission constructed pleasure boulevards, which became automobile parkways, in the river reservations bordering the East survey unit on the north (Mystic Valley Parkway, 1906 onward) and east (Alewife Brook Parkway, 1909 onward). On the south, the Commonwealth rebuilt the Concord Turnpike as state Route 2 (1933-1935), bypassing town centers and including an interchange at Lake Street. The Lake Street depot of the Boston & Maine Railroad, located on the south side of the railroad right-of-way across from Orvis Road, was converted to use as a store by 1951; diminishing commuter rail service resulted in demolition of the depot by 1969.

The last sizable market gardens still operating in the East survey unit, principally in the northeast (north of Broadway, east of River Street) and southwest (Lake Street spine south of Boston & Maine Railroad right-of-way), were developed for housing from the late 1930s through

the late 1950s. Kelwyn Manor (1938) offered 194 single-family dwellings in Colonial Revival subtypes, including garrisons and capes. (Comparable 2½-story, wood-frame houses had been built in 1936 in a smaller project in the Bates Road vicinity). The Kelwyn Manor subdivision layout was widely acclaimed as Arlington's most advanced use of community development principles. Continued pressure to develop agricultural land in Arlington, plus the community's need to respond to the postwar demand for veterans' and public housing, led to construction of Menotomy Manor (1950) on Fremont Court and Arlington Gardens (1951) on Broadway, complexes of brick-faced garden apartments constructed with Federal assistance on the Campobasso and Moore farms, respectively.

Concomitant commercial and institutional construction served the burgeoning population in the East survey unit and reflected the area's transition from a market gardening center to a rapidly growing suburb. The mixed-used character and scale of the Capitol Theatre Building (1925), incorporating stores, offices, a moving picture theater seating 1,700, and apartments on the third floor, signaled greater demands on the real estate here. New municipal construction included the Hardy School, 52 Lake Street (1926); the former Gibbs School, 41 Foster Street (1928); Fox Branch Library, 175 Massachusetts Avenue (1952); and Thompson School, 60 North Union Street (1956). Twentieth-century church construction in revival styles included Trinity Baptist Church, 115 Massachusetts Avenue (1905); the Episcopal Church of Our Saviour, 21 Marathon Street (ca. 1914-1922); Calvary Methodist Church, 300 Massachusetts Avenue (1920-1923); and St. Jerome Roman Catholic Church, 197 Lake Street (1934). Recent demolition of Saint Jerome Church (the rectory of which survives) demonstrates that, in this densely settled survey unit, historic resources remain vulnerable to redevelopment.

## **West Survey Unit**

Covering a broad expanse in the western section of Arlington, roughly from Turkey Hill, Brattle Street, and Highland Avenue west to the Arlington Reservoir and Lexington town line, the West survey unit features hilly terrain, rock outcroppings, and steep grades north and south of the Mill Brook Valley, which passes through the unit at its midsection. The two highest elevations in Arlington are located here: Peirce's Hill-Circle Hill in the south (which includes a water tower that figures prominently in the greater Boston skyline) and Mount Gilboa-Crescent Hill in the north. The topography leads many residents to describe this survey unit in its entirety as Arlington Heights, a term coined in 1872 for a subdivision on Peirce's Hill. Stone retaining walls contribute significantly to the historic character of the unit's 19<sup>th</sup> and 20<sup>th</sup>-century streetscapes. The West survey unit encompasses a village institutional and business district; mill sites, pre-Civil War farmhouses, and railroad suburbs

of townwide significance; as well as a range of residential building types and styles spanning nearly 250 years. Aside from resources associated with the public water supply, historically significant open spaces include Robbins Farm Park and the Mount Gilboa Conservation Area.

Passing south of Mill Brook, Massachusetts Avenue (1636) is Arlington's principal route to Lexington. The Colonial highway was routed uphill over the present Appleton Street and Paul Revere Road. The town constructed the segment between Lowell Street and Paul Revere Road in 1811. Foot of the Rocks, where Lowell Street meets Massachusetts Avenue, is the site of a major battle on the opening day of the Revolutionary War on April 19, 1775. To the north, Bow Street (1819) originally traced a curved path resembling an archery bow from Massachusetts Avenue over Forest Street, Frazer Road, and the western segment of the current Bow Street en route to Lowell Street. Upper Forest Street was a country road in place by ca. 1830. A cluster of important Colonial and Federal-period resources survives in the vicinity of the Massachusetts Avenue intersections with Forest, Appleton, and Lowell Streets, including the Capt. Benjamin Locke House, 21 Appleton Street (ca. 1720); Lt. Benjamin Locke Store, 11-13 Lowell Street (1816); the Kimball Farmer House, 1173 Massachusetts Avenue (1826); and the only historic milestone (ca. 1790) extant in Arlington, at Appleton Street and Paul Revere Road.

Aside from settlement oriented toward Massachusetts Avenue, a remarkable group of three houses associated with the Peirce family survives where Oakland Avenue meets Claremont Avenue on Peirce's Hill. Encompassing the last vestiges of the 250-acre Peirce Farm, these Greek Revival-style houses (ca. 1830-1850) reflect Arlington's agrarian past, offset from the existing, late 19<sup>th</sup> century road grid.

Most prominent individuals associated with the West survey unit before the Civil War engaged in milling and manufacturing. Schwamb Mill, 17 Mill Lane (1861), occupies the only 17<sup>th</sup>-century mill site still in operation in Arlington. A grist mill and spice mill occupied this site before Charles and Frederick Schwamb began manufacturing wood picture frames here. Nearby on the east side of Forest Street another brother, Theodore Schwamb, expanded a mill site for his piano case factory. Greek Revival-style residences (ca. 1835-1845) associated with these mills are clustered on Massachusetts Avenue near Forest Street.

Through the 1860s, there was little concentrated development in the West survey unit beyond the Massachusetts Avenue – Mill Brook corridor. The Lexington & West Cambridge Railroad through Arlington (1846) did not have a station stop here initially. Major routes connected to Massachusetts Avenue, among them Forest (Bow) Street and Lowell Street on the north, and Appleton, Oakland, and Cedar Streets and Highland Avenue on the south. Residential construction on hillside locations offering desirable views and railroad access began in earnest by the mid-1870s. The town's completion in 1872 of the Arlington Reservoir, and the Boston &

Lowell Railroad's 1873 depot at Mount Gilboa in Arlington Heights, encouraged new development. Crescent Hill, at Mount Gilboa, and the Arlington Heights Land Company subdivision, ascending Peirce's Hill, evolved over decades, reflecting growth and settlement in Arlington over nearly a century. Both also attracted a range of professionals and trades people, among them artists, poets, and intellectuals drawn to the area's potential as a railroad suburb offering a direct connection to Boston. Between the two new neighborhoods, Park Avenue at Massachusetts Avenue emerged as a commercial and institutional focus for the survey unit. Immediately south of the 1873 railroad depot (no longer extant), the Victorian eclectic Union Hall, 41 Park Avenue (ca. 1875) functioned as a civic center, with a second-floor meeting hall providing worship space for newly formed religious societies, and, later, room for the first branch public library in the western part of town. Construction of 1334 and 1339 Massachusetts Avenue (both ca. 1901), wood-frame commercial blocks at the corner of Park Avenue, contributed to the area's identity as a village center, along with High Street School, the original Locke and Cutter Schools, and the post office.

As a new neighborhood based on a cooperative form of land and home ownership, Crescent Hill differed significantly from the speculative development that characterized most later subdivisions in Arlington. With an emphasis on providing affordable housing for working class residents, the neighborhood preserves a range of house types – workers' cottages, two-family dwellings, and high-style single-family dwellings – based on period pattern book sources, including those of Frank L. Smith of Arlington Heights. The Crescent Hill Club House, 41 Crescent Hill (1898, now a dwelling), reflected the social and recreational structure of the community, which experienced significant growth in the last quarter of the 19<sup>th</sup> century. Also noteworthy are houses that pre-date the subdivision, such as the Robinson-Lewis farmhouse, 40 Westminster Avenue (1855) and the W. R. Wright House, a mansard cottage at 62 Westminster Avenue (1872), both of which are oriented downhill, toward the Mill Brook Valley, rather than toward the street in a subdivision manner. Development on Crescent Hill continued into the 1960s, by which time technological advances facilitated house construction on the steepest northernmost slopes of hill. Originally intended to be a park for the neighborhood, the open space on Mount Gilboa was not acquired by the town until the 1960s.

Arlington Heights Land Company first platted Peirce's Hill in 1872. Investors built Park Avenue from the railroad depot to the summit of the hill, laying out Park Circle, where a high service standpipe was built in 1894, a few years before the Town of Arlington joined the metropolitan Boston water supply system. Like Crescent Hill, this neighborhood was not intended to be a speculative subdivision initially: rather than simply selling lots, the Land Company conducted an architectural competition to secure plans and elevations for the houses that would be built. While ninety houses were completed by 1878, the scale of the subdivision proved immense; as

late as 1923, streets at the summit were sparsely settled, with the most concentrated development focused downhill in the area from Oakland Avenue to Tanger Street.

The topography in the West survey unit, combined with hilltop views, salubrious air, and ready railroad access, was well suited to summer resort hotels. At least three operated south of Massachusetts Avenue in the last quarter of the 19th century. Extant is the original section of the Robbins Spring Hotel, 90 Robbins Road (operated 1898 to 1910), part of the Robbins Spring Water Company enterprise. The hotel and annex later housed Marycliff Academy, a Roman Catholic girls' school; the annex was demolished ca. 1950 and the original guest house, "Robbins Spring Nest," survives as residential condominium units. The spring house/bottling plant was remodeled in the 1920s for residential use. In 1942, the town acquired the Nathan Robbins Farm on Eastern Avenue for a park. Most prominent of private institutions was Dr. Arthur H. Ring's Sanatorium and Hospital (1888, no longer extant) on Hillside Avenue.

Residential development continued apace from the 1890s through the 1920s, fueled in part by the area's improved access by electric street railway, and extended westward down Massachusetts Avenue from the town center. With adjustments made through the 1930s, most of the West survey unit was zoned for single-family residences, especially north of Summer Street to the Winchester town line, and from Gray Street and Wollaston Avenue south to the Belmont town line. While this survey unit did not have the acreage devoted to market gardening seen elsewhere in Arlington, a half-dozen farms still operated here in the 1920s, both north and south of Massachusetts Avenue.

Real estate developers and builders initiated widespread speculative residential construction, with considerable variation in the size, scale, and architectural design of houses produced. Reminiscent of earlier development, however, is 176 Lowell Street (late 19<sup>th</sup> century), described as the only farmhouse in the Mill Brook Valley retaining its outbuildings, and 140 Lowell Street (1894), one of the valley's finest examples of worker housing. New construction ranged from modestly scaled pattern book houses, brick bowfront apartment blocks facing the street railway on Massachusetts Avenue, and scattered bungalows, to architect-designed, 2½-story single-family dwellings in the Queen Anne, Colonial Revival, and Craftsman styles. Subdivisions of this period – most no longer known by their original marketing names and all requiring decades to complete – included Forestdale (1893 onward) at Forest and Aerial Streets near Turkey Hill; Arlington Heights Park (1895-1896 onward) off Paul Revere Road, more recently known as Little Scotland; the Robbins Spring Water and Land Associates subdivision (1897 onward) in the Grandview Road vicinity between Eastern Avenue and Gray Street; Church Hill Park (1907 onward) at Park Street Extension and Alpine Street; Arlington Gardens (1912 onward) in the Thesda Street-Dothan Street neighborhood; and Appleton

Terrace (1917 onward) in the Sylvia Street vicinity on the Lexington line, marketed to Italian families from Boston. In addition to these new neighborhoods, construction continued on the 1870s subdivisions at Crescent Hill and Peirce's Hill (Arlington Heights Land Company).

A small institutional focus emerged in the 1890s on Park Avenue at Paul Revere Road. The town built Hose House No. 1 (no longer extant) and the Locke School, 88 Park Avenue (1899), joining the Park Avenue Congregational Church in the originally non-denominational Union Church (1885, no longer extant) at 91 Park Avenue. At Crescent Hill, two Protestant denominations built churches at the gateway to the community from Park Avenue: Arlington Heights Baptist Church, 9 Westminster Avenue (1899), and Arlington Heights Methodist Episcopal Church, 26 Westminster Avenue (1907, replaced in 1946). A third house of worship belonged to St. John's House, an Episcopal orphanage established in 1910. Of Arts and Crafts design, the fieldstone Chapel of St. Anne, 22 Claremont Avenue (1915), anchors the small campus, which became a girls' boarding school in 1928. A convent remains at 14-18 Claremont Avenue next to the chapel.

Following the pattern established in the last quarter of the 19<sup>th</sup> century, institutional development in the West survey unit tended to be located in the mixed-use corridor in and around Massachusetts and Park Avenues. In 1914, St. James the Apostle Roman Catholic parish began construction of its complex (now owned by St. Athanasius the Great Greek Orthodox Church), comprising a church (1929-1959), school (1949) and convent/parish center (1955) along Appleton and Acton streets. The town built the Vittoria C. Dallin Branch Library, 85 Park Avenue (1937). Rapid expansion of residential areas called for three public schools in outlying locations, including the surviving Junior High West-Ottoson School, 63 Acton Street (1921, remodeled). At Park Circle, a new Classical Revival-style water tower (1921-1924) replaced the 1894 high service standpipe at the summit of Peirce's Hill, and the town built the first Park Circle Fire Station (not extant), reflecting the southerly shift of new residential development.

At the Belmont town line, the Commonwealth's reconstruction of the Concord Turnpike as state Route 2 (1933-1935) initially extended from Park Avenue westerly to the Lexington line. The turnpike continued the path of Arlmont Street, where the J. W. Wilbur Company had developed a residential neighborhood (1911 onward) with a range of house types around the former intersection with Bellington Street. The street layout was modified in 1964 to accommodate turnpike expansion, with Frontage Road replacing a section of Arlmont Street. South of the turnpike, Arlmont Village (1936) was developed with colonials, garrison colonials, and capes. Originally accessible only from the Concord Turnpike, Arlmont Village was later connected via Dow Avenue to the rest of Arlington.

Institutional construction close to the Concord Turnpike also reflected population growth after World War II as the earlier subdivisions continued to be built out. St. Paul Lutheran Church, 929 Concord Turnpike (1952), and St. Camillus Roman Catholic Church, 1185 Concord Turnpike (1961) completed new complexes. The town built Dallin School, 185 Florence Avenue (1956, rebuilt in 2005-2006). Closer to the mid-section of the survey unit, Park Avenue Congregational Church, 91 Park Avenue (1961), replaced its first church building.

Arlington has two uncommon historic resources located in this survey unit. Drake Village (1961), a complex of mostly Contemporary-style brick garden apartments on Drake Road at the Lexington town line, is the first development built by the Arlington Housing Authority and provides senior housing. Also of note is the state-owned Veterans' Memorial Skating Rink (now Ed Burns Arena), 422 Summer Street (ca. 1969).

## North Survey Unit

The North survey unit is defined by strong physical boundaries at the Upper and Lower Mystic Lakes on the east and the semi-circle of two major thoroughfares, Forest and Summer streets, on the south. The hilly topography in-between is overwhelmingly residential in character today. Despite the presence of several early roads and isolated farmsteads in the 18<sup>th</sup> and early to mid-19<sup>th</sup> centuries, the survey unit remained mostly agricultural land well into the 20<sup>th</sup> century. Single-family, wood-frame buildings with wood siding prevails in the North survey unit, but brick veneer is also notable on houses built in the first half of the 20<sup>th</sup> century. Historically significant open space includes the Turkey Hill Reservation in the western part of the survey unit, the grounds of the Winchester Country Club in the north, and the shores of the Mystic Lakes on the east. The western slope of the hill has historically been known as Turkey Hill. Early on, the eastern slope was termed both Mysticside and Morningside, and today is entirely known as Morningside.

The northern half of the North survey unit was originally part of Charlestown and was annexed to Arlington in 1842. Mystic Street, at the eastern edge of the survey unit, originated as a regional trail route of the Native Americans; it was laid out as a colonial highway by the mid-17th century. Forest Street and Hutchinson Road (originally Oak Street) soon followed.

Settlement of the North survey unit before the mid-19<sup>th</sup> century was sparse, modest, and little documented. Only a handful of simple houses from the 18<sup>th</sup> and early 19th centuries are known. One of Arlington's oldest extant dwellings, the Fowle-Reed-Wyman House at 64 Old Mystic Street (ca. 1706) was built in the northernmost corner of the survey unit, near the

Mystic Lakes. The town's first mill was constructed in 1637, outside of the survey unit but very near its southeastern end, south of the intersection of Mystic and Summer streets.

A combination of open fields, pasture, and woodland predominated in the North survey unit through the early 20<sup>th</sup> century. Farming emerged here in the 17<sup>th</sup> century and enlarged into market gardening in the early to mid-19<sup>th</sup> century. The first substantial settlement of the North survey unit began in the mid-19<sup>th</sup> century, with a small but significant sprinkling of homes—many of them for prosperous local farmers, some for summer people—along the eastern perimeter of the survey unit, on or near Summer and Mystic streets. (Summer Street ran only between Mystic and Brattle streets throughout the 19<sup>th</sup> century.) Several early summer homes also appeared in this period. A few confident interpretations of the Greek Revival and early Italianate styles survive, including the farmhouses of Stephen Symmes, Jr. at 215 Crosby Street (ca. 1850) and of J. H. Crosby at 262 Mystic Street (ca. 1865), and the Lucius B. Horton House at 8 College Avenue (ca. 1860).

In 1842, Arlington inherited a school house on Mystic Street, near the present Winchester town line, with the annexation of land from Charlestown, but the school was quickly closed; the fate of the building is unknown. In 1851, the town's poor house was relocated from East Arlington to a more remote site on the north side of Summer Street, near its intersection with Brattle Street; it operated until 1907.

Following the Civil War, the area's agricultural land was rapidly adapted to market gardening, which dominated the landscape of the North survey unit through the first quarter of the 20<sup>th</sup> century. Half a dozen large farms—most of them upwards of 40 acres each—included numerous greenhouses and agricultural outbuildings; they ringed the western, northern, and eastern edges of the survey unit, which was still interspersed with woodlands. A few new roadways (such as Hemlock Street) tentatively pushed their way northward from Summer Street, accessing several new buildings at the interior of the survey unit. Residential development was slow and typically isolated through the 19<sup>th</sup> century, however. As a result, few examples of Queen Anne and Italianate houses exist in the survey area today, a notable distinction from other parts of Arlington. Among the largest and finest of these is the Elizabeth Dunlap House at 35 Draper Ave. (ca. 1895), near the Mystic Lakes. Colonial Revival style mansions from the turn of the 20<sup>th</sup> century are common on the northern reaches of Mystic Street, exemplified by the E. F. Cronin House at 441 Mystic Street (ca. 1895), now occupied by the Armenian Cultural Foundation.

The introduction of electric streetcar trolley service on Massachusetts Avenue and Mystic Street in the late 1890s undoubtedly facilitated denser growth in the North survey unit. By the late 1890s, two discrete, densely-platted subdivisions had been laid out, but were still only

lightly developed— one on a new leg of Brattle Street north of Summer Street and the other at the southeast end of Mystic Street (Glen to Fairview avenues), near Mill Brook and the Mystic Lakes. The latter area was gradually occupied by a few substantial Queen Anne and Shingle Style home and then filled in with more middle-class, Colonial Revival and Dutch Colonial dwellings. The section of Brattle Street in this survey unit is a mélange of more modest homes, principally Colonial Revival and Craftsman in style.

Automobile-oriented suburbanization substantially increased in the early 20<sup>th</sup> century, as open agricultural lands were sold off and subdivided at ever accelerating rates. Between ca. 1900 and 1910, Summer Street was extended westward from Brattle Street to Forest Street, and new development was soon laid out to its north. The densely-platted residential neighborhoods at the southern end of the survey unit were largely developed in the second quarter of the 20<sup>th</sup> century, displaying Colonial Revival, Tudor/Medieval Revival, and bungalow styles. The geometrically distinctive oval of Overlook and Ronald roads was developed with heterogeneous but cohesive Colonial Revival, Craftsman, and bungalow designs. A notable streetscape of identical, early 20<sup>th</sup> century two-family houses survives along Pine Street.

The privately-owned Winchester Country Club, established in 1902 between Hutchinson and Mystic streets, occupied a large farm property at the northern end of the survey unit, on the Winchester town line. The sophisticated Greek Revival farmhouse that came with the property (Swan House, 468 Mystic Street, ca. 1845) was retained as part of the clubhouse. Serving as both a recreational and social facility, the establishment of the country club is likely associated with a number of elite residences constructed nearby. A significant number of large, mainly Colonial Revival, Tudor/Medieval Revival, and Spanish Colonial style estates were built near the Mystic Lakes in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, attracted by the picturesque views. Other recreational facilities in the area included the Medford Boat Club (1899, not extant) at the dam between the Upper and Lower Mystic Lakes, and Yousay cottage on Mystic Street (1909), which featured a street-side garage and a clubhouse with views of Upper Mystic Lake.

To the south of the country club, farms along the west side of Mystic Street became the Morningside development (laid out in 1911 and 1924), which was developed with sinuous streets and relatively large homes on proportionally-sized lots, constructed chiefly in Colonial Revival and Tudor/Medieval Revival styles. Cohesive streetscapes of similar but somewhat smaller residences also developed in the southeastern part of the survey unit, along Richfield and Cutter Hill roads, Oak Hill Drive, and Ridge Street. A secluded area of smaller bungalows and Colonial Revival homes occupied the Interlaken peninsula between the Upper and Lower Mystic Lakes in the 1910s and 20s.

Turkey Hill, at the western side of the survey unit, was long part of a large farm between Forest and Washington streets. A popular spot for rustic hikes in the late 19<sup>th</sup> century, it became a town-owned park ca. 1913, and the MWRA constructed a water tower there in 1947. Symmes Hospital (not extant) was built in 1912 above the site of the 1851 poor house, taking advantage of the hillside location's fresh air and views. (It has recently been replaced by a large residential apartment complex.)

By the second quarter of the 20<sup>th</sup> century, the remaining farms in the North survey unit were criss-crossed by paper roads but still maintained large landholdings and extensive greenhouses. The Crosby farm on Mystic Avenue was one of the last to survive in the North survey unit; most of its property was sold off in the mid-1930s and the remainder in the late 1950s. Large swaths of formerly agricultural land in the northwest section of the survey unit and in the interstices of the eastern section were principally developed after World War II. Curvilinear streets and the iconic suburban cul-de-sac characterize the car-oriented street plan of this era, lined with small house lots on which stand unassuming ranches, capes, and 2 ½ story Colonial homes. The unique cottage at 15 Oldham Road (1938), which features an attached replica of a working windmill, reportedly was built as a real estate office for a developer of one of the 1930s subdivisions. A few examples of aspirational mid-20<sup>th</sup> century modern design are notable; a conspicuous pair stands at the intersection of Morningside Drive and Melvin Road. Several small ranch houses from the 1950s or 1960s also stand out for their very modest yet thoughtful and well-preserved designs.

Two new elementary schools, the Bishop School near Mystic Avenue (1949) and the Stratton School at the top of the hill (180 Mountain Avenue, 1960 with recent alterations), reveal the baby-boom orientation of the survey unit after World War II. The Bishop Elementary School was the first to serve the survey unit since it became part of Arlington. With most of the North survey unit densely developed, late 20<sup>th</sup> and early 20<sup>th</sup> century construction is characterized by ample additions, assertive renovations, and the replacement of existing buildings with larger-scale single-family houses. At the southeast end of the survey unit, a contemporary, mid-rise apartment building (ca. 1963) at 151 Mystic Street, at a prominent corner with the Mystic Valley Parkway, illustrates the higher density of residential development more typical of the nearby town center.

## THREATS TO HISTORIC RESOURCES

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A prosperous economy and proximity to Boston, Cambridge, and the Route 128 periphery have made Arlington a thriving and desirable place to live. Threats to the town's historic character are common to many Boston-area towns: lack of understanding and appreciation of historic resources; teardowns and incompatible large-scale additions; development pressures in an already densely-built community; concerns for greater energy efficiency; and increasing costs for building maintenance.

Arlington's historic central core—with its civic, commercial, and residential buildings clustered at the intersection of Massachusetts Avenue and Mystic Street and along most of Pleasant Street—is well-protected by designations as both National Register and local historic districts. These designations provide an important level of protection for a large number of highly visible resources of townwide significance. Federal and state laws provide for design review of projects that utilize federal or state funds, licenses, or permits for properties listed in the National Register. At the local level, Arlington's seven local historic districts, encompassing over 300 properties, regulate the removal, construction, or alteration of buildings and structures within their boundaries. Most of Arlington's buildings have no protective historic designations, however.

The most common threats to historic resources in Arlington are synthetic siding, inappropriate replacement windows, additions of inappropriate scale or style, and teardowns. While historic siding materials, texture, and detail still predominate in Arlington, vinyl and aluminum siding have resulted in a significant loss of historic and architectural character in locations throughout the town. Increased energy costs and a growing emphasis on energy conservation and sustainability often put pressure on retaining historic windows, a prominent architectural element. However, energy-saving is not inherently incompatible with historic building fabric. Many manufacturers now offer historically-sensitive replacement windows as well as high-quality storm sash, both of which are effective in reducing energy use while retaining architectural integrity.

The *Arlington Master Plan* (2015), members of the Historic and Cultural Resources Working Group, and consultants' field observations all raise additional concerns for smaller historic houses, especially those situated on relatively large lots. Pressures for more intensive redevelopment include the construction of large additions that overwhelm smaller historic buildings, teardowns of more modest housing for larger-scale homes, and the subdivision of lots followed by denser development. In some areas, such as East Arlington, relatively small

lots may be reconfigured for the construction of new, larger scale development. Corner lots were identified by members of the Historic and Cultural Resources Working Group as more vulnerable to redevelopment because of their larger amount of valuable street frontage. Such intrusions affect the integrity of historic settings. Because zoning allows by right the replacement of single-family houses with new two-family dwellings, careful attention to guiding harmonious new development is needed.

Arlington's commercial buildings, especially along the Massachusetts Avenue spine, are susceptible to normal cycles of storefront renovations, many of which were necessitated by severe deterioration of the cast-concrete façade elements that were popular in the 1920s and 1930s. Due to their utilitarian nature, industrial structures are continually subject to changes in function and technology. Members of the Historic and Cultural Resources Working Group advise that at this time, commercial and industrial development seems relatively stable. Nonetheless, many of the one-story commercial blocks on Massachusetts Avenue and Broadway are not at their highest and best economic use, and could be considered vulnerable to replacement with larger, mixed use blocks.

Threats are only one factor for prioritizing future survey work. Survey of threatened historic resources should focus on situations that could be directly ameliorated by a property's addition to the inventory or updating of an existing inventory form.

## ANALYSIS OF SURVEY METHODOLOGIES

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The volume of historic resources meriting documentation in a community very often exceeds the funding available to conduct a single survey that is at once communitywide and comprehensive. In these instances, surveying historic resources by geographic location, age, or resource type allows the community to identify significant historic resources in a more focused manner, while updating and expanding its inventory over successive survey projects.

Most communities employ a **geographic or neighborhood approach** to sequencing survey projects and selecting historic resources to target. This tends to be the most efficient method for recording survey priorities for each section of town. Some communities have recorded town and village centers and mixed-use districts with area forms to support National Register district evaluations and local planning and development activity. Others have identified specific geographic neighborhoods and scoped phased comprehensive surveys within the boundaries of those neighborhoods. This method allows the community to prioritize, on a neighborhood-by-neighborhood basis, the full range of historic resource types, uses, and periods present.

Some geographic surveys are undertaken to support a local historic district or district expansion study under M.G.L. c.40C, or establishment of a neighborhood conservation district under home rule. Ideally, an MHC area form is already on hand that records the architectural characteristics and development history of the area as a whole, and identifies boundaries. The area form also includes a data sheet listing the address, parcel number, MHC inventory number (if any), construction date, and architectural style for each property within the area boundaries. This area form can then be used for public information purposes to build support for the district, and its narratives provide the necessary analysis for the preliminary study report. An area form demonstrates the whole is greater than the sum of its parts, and unites, through assignment of an MHC area code in the inventory, all resources in the area that might be inventoried subsequently on a building-by-building basis. Individual building inventory forms, if prepared, can then focus on property-specific details without repeating the overview information contained in the area form narratives.

With an increase in the number of reviews undertaken through local demolition delay bylaws, some communities have conducted **surveys using the demolition review cut-off date** to determine the scope of the survey project, with mixed results. Arlington does not employ a

building age criterion in its Demolition Delay Bylaw; review may be triggered for properties listed in the National Register of Historic Places or included in the *Inventory of Historically or Architecturally Significant Buildings* (a list of buildings designated by the Arlington Historical Commission to be significant, after a finding by the Commission). Surveying to a specific building date or age (e.g., trying to capture all pre-1945 buildings in town, or all buildings 50 years old in town) is an inefficient method for adding to the inventory and does not recognize that prioritizing is essential to successful preservation planning. Such a survey places undue emphasis on the quantity, rather than quality, of historic resources to be documented, and tends to inflate the relative significance of marginal resources that may make the age cut-off, but are not high priorities for preservation when evaluated in a communitywide context.

Several communities in greater Boston have completed surveys targeting **20<sup>th</sup>-century resources**, typically to expand their inventory beyond the 1920s, the end date for many early surveys conducted in the 1970s. Documentation of post-World War II development also is an important consideration, now that MHC recommends survey projects should consider historic resources in place by 1970. In some communities, 20<sup>th</sup>-century surveys examined the full range of resource types present from ca. 1920 onward. In others, 20<sup>th</sup>-century surveys were confined to documenting residential subdivisions, both pre- and post-World War II. Better documentation in the form of building permits, directories, historic maps, and secondary sources for 20<sup>th</sup> century, compared with earlier, historic development yields greater precision in determining construction dates and periods for survey purposes.

Central to the expansion of many inventories for Boston-area suburbs are surveys of 19<sup>th</sup> and 20<sup>th</sup>-century **residential subdivisions**. This survey methodology identifies clusters of historic resources with similar circumstances of development, and articulates the boundaries of those clusters for future planning purposes. An MHC area form discusses each subdivision's architectural characteristics and development history, accompanied by photographs of unique and representative buildings, and a data sheet listing the address, parcel number, MHC inventory number, construction date, and architectural style for each property within the subdivision boundaries. Area forms are the most efficient method for conveying subdivisions in the inventory and connecting multiple related properties in MHC's MACRIS database; subsequent survey efforts can include building-by-building inventory forms within the area, if desired. Depending on the community, these area forms support the study, evaluation, and designation of historic districts; demolition and "large house" review in which proposed new construction is assessed in the context of a subdivision's existing historic character; and public information efforts such as walking tours and civic activities. It should be noted that MHC no longer provides the streetscape inventory form template commonly used in 1970s

and 1980s surveys and used in limited fashion in Arlington; today, well preserved streetscapes are recorded with MHC area forms.

**Thematic surveys targeting specific types of historic resources** throughout a community can be useful to improve inventory documentation for resources that tend to be of townwide significance. Examples include **town-owned historic properties**, private **institutional buildings and complexes** (e.g., houses of worship, private school buildings); and **open space** (e.g., parks and landscapes). Some communities have completed surveys devoted to historic **outbuildings**, as a follow-up to earlier surveys that did not address outbuildings on a parcel.

Communities have employed various **methods for updating inventory forms** prepared during surveys from the 1970s through the 1990s. Once an inventory form for an area or individual historic resource is submitted to MHC, the form remains in the statewide inventory under the same MHC area code or inventory number. Older forms are not discarded or removed from the online MACRIS database. The nature of the updated information tends to determine the format of the update. Current photographs, and minor corrections to historic name, street address, or construction date may be submitted to MHC on inventory form continuation sheets, which would be attached to the inventory form already on file. For more substantive updates to architectural descriptions and historical narratives, new inventory forms prepared to current survey standards, including standards for location maps and photography, are recommended. Information on recent building demolitions, or corrections to discrepancies between an older and a current street address, may be relayed to MHC survey and MACRIS staff by letter or email; formal inventory form amendments are not always necessary.

# SURVEY PRIORITIES, SELECTION CRITERIA, & COVERAGE GOALS

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*Identify, evaluate, and protect* are the fundamental steps of historic preservation planning, which provides the mechanisms for protecting historic resources under local, state, and federal regulations. To make informed decisions about priorities for preservation, the Town of Arlington must document where its historic resources are, what form they take, how they are concentrated, and which ones most contribute to the town's historic character. The Arlington Historical Commission compiles the cultural resource inventory through the historic properties survey, which provides baseline information on the town's historic resources for planning, environmental review, protection, and advocacy purposes.

As explained more fully in **EXISTING INVENTORY DOCUMENTATION**, the Massachusetts Historical Commission (MHC) establishes the methodology and procedures employed in conducting communitywide comprehensive surveys of historic resources in Massachusetts to meet preservation planning standards. Historic resources are recorded with MHC inventory forms; one set is filed locally and a duplicate set is submitted to MHC for incorporation into the *Inventory of Historic and Archaeological Assets of the Commonwealth*, or statewide inventory. Only those resources documented on forms submitted to the MHC are included in the statewide inventory and afforded consideration and protection under preservation planning mechanisms at the state and federal levels. Inventory forms submitted to the MHC are readily accessible to the public online via <http://mhc-macris.net>.

Arlington's cultural resource inventory (*i.e.*, town collection of inventory forms for properties included in the statewide inventory) is principally a planning document intended to support preservation planning decisions. The *Survey Master Plan* aims to add previously unrecorded resources to the inventory, with a view toward identifying additional resources that may be eligible for the National Register of Historic Places and for local historic districts. Resources already listed in the National Register or included in designated local historic districts are typically not re-surveyed. Survey recommendations also include suggestions for updating select existing inventory forms to ensure the documentation conveys more accurately the quantity and character of extant historic resources throughout the town.

Factors used by professional survey consultants to select resources for documentation include:

- uniqueness in Arlington;
- good example of a particular resource type or architectural style;
- prominence in the landscape;
- good example of historic development patterns, including largely intact historic neighborhoods, streetscapes, and settings; and/or
- association with important themes, events, or persons in Arlington's history, including architects, builders, and real estate developers.

Historic integrity – the physical characteristics that enable an area or individual property to convey the significant aspects of its past – is a key factor in the survey selection process. Highly altered resources ordinarily are not prioritized for survey. Visual cohesiveness (in the cases of areas and streetscapes) strengthens the integrity of clusters of resources. Since preservation planning allows for change over time and opportunities exist for reversing certain alterations, the fact that some resources have sustained alterations or acquired additions later in their history does not automatically disqualify them from consideration for survey.

While existing threats to historic resources in Arlington are certainly considered in the survey selection process, a guiding focus based on surveying specific historic resources in anticipation of receiving applications for review under the town's Demolition Delay Bylaw (e.g., in instances of a pending ownership change) is not recommended. Preservation planning fosters objective analysis of the town's historic resources so informed decisions can be made about which resources are the most important to the community and therefore the highest priority for preservation. Survey recommendations in this plan help ensure that resources are selected for documentation in a planning, rather than reacting, mode. Similarly, building-by-building survey of a historic neighborhood to produce individual inventory forms for demolition review purposes, in lieu of an area form emphasizing the significance of the whole, is inconsistent with preservation planning objectives and also not recommended.

Identification of four neighborhood survey units in Arlington (Center, East, West, and North) ensured broad-based examination of all sections of town for their survey potential. Both individual resources and visually cohesive areas, such as residential subdivisions, mixed-use village centers, and private institutional complexes, are identified for survey. An effort was made to identify historic resources of different types, time periods, and/or architectural styles that are underrepresented in Arlington's existing inventory. To facilitate local planning needs, communication with state officials, and advocacy by the Arlington Historical

Commission, all municipal properties built by ca. 1970 should be targeted for survey – if not previously recorded – or survey updates, unless they are listed in the National Register or included within the boundaries of a designated local historic district.

Recommendations in previous survey and planning studies, as identified in the **ANNOTATED BIBLIOGRAPHY FOR SURVEY RESEARCH**, inform the survey recommendations in this plan.

Also consulted in the development of the survey recommendations was the town's *Inventory of Historically or Architecturally Significant Buildings in Arlington*, a list used by the Arlington Historical Commission in its administration of the Demolition Delay Bylaw.

# AREAS & PROPERTIES RECOMMENDED FOR SURVEY

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## TOWNWIDE (THEMATIC)

Per the project Scope of Work, the *Survey Master Plan* makes recommendations for additions to the *Inventory of Historic and Archaeological Assets of the Commonwealth*. Future survey work in Arlington will identify historic resources that are important to the character of their respective neighborhoods and may also possess townwide significance for their architecture and/or history. Certain types of historic resources – among them municipal buildings, private institutional properties, and 20<sup>th</sup>-century apartment buildings – merit survey on a thematic basis to determine their relative significance.

Resources noted in this section are cross-referenced to the appropriate survey unit, where their boundaries are more specifically identified, and keyed to the project base map, as follows:

C = Center Survey Unit      W = West Survey Unit

E = East Survey Unit      N = North Survey Unit

Townwide (thematic) survey recommendations generally exclude resources that are protected by virtue of their listing in the National Register of Historic Places or inclusion in designated local historic districts under M. G. L. c.40C. Recommendations for select protected properties, typically private institutional buildings, are provided to improve the documentation for those buildings should their owners choose to pursue bricks-and-mortar grant funds for preservation.

The current list of **municipal resources and complexes** (see *Arlington Master Plan*, Appendix F: Public Facilities Inventory) should be examined to ensure up-to-date documentation for all properties more than 50 years old (constructed before 1970), including buildings, structures, and landscapes. Buildings originally constructed for municipal use but now in private use should be added to Appendix F, to comprehensively address the continuum of this important building type. All current and former municipal buildings that retain integrity and are not already listed in the National Register or a local historic district should be surveyed to current MHC standards, whether by developing a new inventory form or updating an existing form. Survey documentation will provide a valuable planning tool for the town when assessing building conditions, establishing appropriate maintenance plans and renovation projects, and planning for adaptive re-use or sale to private entities.

*Arlington Master Plan (2015)*, Appendix F, indicates nearly 30 municipally-owned resources at least parts of which predate 1970. Survey recommendations therefore include the following municipal properties (codes key to both survey unit recommendations and project base map):

### ***Building forms***

<b>Survey unit/no.</b>	<b>Address</b>	<b>Description</b>	<b>Parcels/buildings</b>
<b>N11</b>	Columbia Road, 25	Bishop Elementary School	
<b>E18</b>	Foster Street, 41	Gibbs School	
<b>E19</b>	Lake Street, 52	Hardy School	
<b>N14</b>	Mountain Avenue, 180	Stratton Elementary School	
<b>E37</b>	Winter Street, 34	Crosby School	

### ***Landscape forms***

<b>Survey unit/no.</b>	<b>Address</b>	<b>Description</b>	<b>Parcels/buildings</b>
<b>N16</b>	Brand Street, 9	Turkey Hill Reservation	
<b>C24</b>	Jason Street, 129	Menotomy Rocks Park	
<b>E40</b>	Margaret Street, 99	Thorndike Field (Park)	
<b>C25</b>	Pond Lane, 60	Spy Pond Field (Hornblower Field)	

### ***Burial ground/cemetery form***

<b>Survey unit/no.</b>	<b>Address</b>	<b>Description</b>	<b>Parcels/buildings</b>
<b>C23</b>	Medford Street, 70	Mt. Pleasant Cemetery; update form ARL.801	

A large scale development project at Arlington High School, 855 Massachusetts Avenue, is currently in planning and design stages. Constructed in multiple phases between 1914 and 1988, the historic character of the complex is well known and well documented in various places, although it has not previously been surveyed. The property is not recommended for

survey in this report due to complex planning factors. However, existing documentation of the property should be consolidated in a meaningful format determined by the High School Building Committee and the Arlington Historical Commission, to encourage understanding of the property and to facilitate possible re-use/interpretation of its architectural elements.

Private **institutional properties of townwide significance** include religious complexes, private school campuses, and one cemetery. Additional private institutional resources that merit survey may not be noted here if they are located in larger areas recommended for documentation, such as the Arlington Heights Village Area. See survey unit recommendations for further details.

*Area forms (area names to be revised as needed with research during survey work)*

Survey unit/no.	Address	Description	Parcels/buildings
C8	St. Agnes Church Area	Medford Street, 16, 24, 25, 32, 37-51 – update form ARL.633	Appx. 5 parcels with 7 buildings
W12	St. Anne School (Germaine Lawrence School) Campus	Area roughly bounded by Claremont Avenue, Appleton Street, Hillside Avenue, and Wollaston Avenue	Appx. 9 parcels with 13 buildings
W13	St. Camillus Roman Catholic Church Parish Complex	1175 Concord Turnpike	1 parcel with 3 buildings
W14	St. Paul Lutheran Church Complex	929 Concord Turnpike and 291 Hillside Avenue	2 parcels with 2 buildings

*Building forms*

Survey unit/no.	Address	Description	Parcels/buildings
C16	Massachusetts Avenue, 815-819	First Baptist Church; update form ARL.608	
E20	Magnolia Street, 72	Magnolia Bungalow Meeting Hall	
E25	Massachusetts Avenue, 115	Trinity Baptist Church	

<b>W35</b>	Walnut Street, 72	Former Walnut Street Hospital
<b>W37</b>	Westminster Avenue, 9	Arlington Heights Baptist Church; update form ARL.138
<b>W38</b>	Westminster Avenue, 26	Arlington Heights M.E. Church

**Burial ground/cemetery forms**

Survey unit/no.	Address	Description	Parcels/buildings
<b>E39</b>	Broadway, 30	St. Paul Roman Catholic Cemetery	

Arlington has roughly forty **20<sup>th</sup>-century masonry apartment buildings or complexes** that merit a townwide thematic survey to ascertain which ones appear to be the most significant, architecturally and historically, to the community and should be recorded with MHC inventory forms. Described in the *Arlington Master Plan* (2015) as apartments with more than eight units, these resources are prominent in their respective streetscapes and introduced a new scale of high-density, private development to Arlington that is not fully represented in the statewide inventory. Sixteen apartment buildings or complexes, most predating World War II, have been inventoried to date and are excluded from this list. Additional apartment buildings or complexes to be considered generally predate the early 1970s, per assessors' records, and have not been listed in the National Register or local historic districts.

*Note:* The following is a comprehensive list of apartment buildings or complexes to be considered, from which approximately fifteen would be chosen for survey in the future pending further study of this resource type in Arlington. They have not been assigned recommendation numbers because the entire group is not expected to merit eventual documentation with MHC inventory forms. Assessors' dates provided here may be adjusted with additional research when the apartment building survey is undertaken.

Survey unit area	Address	Year
C	1-12 Brattle Drive	ca. 1954-1972
E	70-78 Broadway	1947
E	100 Broadway	1961
E	106 Broadway	1970
C	269-277 Broadway	Noted in assessors' records as 1830
C	8 Dudley Street	1965
E	35 Fremont Street	1968
E	180-186 Gardner Street	1967
C	14-14A Grove Street	1962
C	17-21 Grove Street	1967
C	24-26 Grove Street	1955
C	67-71 Grove Street	1965
E	8 Lake Street	1969
E	215 Massachusetts Avenue	1966
E	224 Massachusetts Avenue	1960
E	231 Massachusetts Avenue	1948
E	276 Massachusetts Avenue	1952
E	285 Massachusetts Avenue	1950
C	333 Massachusetts Avenue	1968
C	379-385 Massachusetts Avenue	1971
C	382 Massachusetts Avenue	1958
C	389 Massachusetts Avenue	1940
C	840 Massachusetts Avenue	1940

Survey unit area	Address	Year
C	846 Massachusetts Avenue	1963
C	898 Massachusetts Avenue	1964
C	924-932 Massachusetts Avenue	1950
C	990 Massachusetts Avenue	1972
C	1033 Massachusetts Avenue	1965
W	1160 Massachusetts Avenue	1965
W	1226-1230 Massachusetts Avenue	1950
W	1260 Massachusetts Avenue	1960
W	1484 Massachusetts Avenue	1968
C	4-8 Menotomy Road	1950
N	151 Mystic Street	1963
E	19-27 North Union Street	1958
C	49 Summer Street	1968
W	489 Summer Street	1965
E	20 Tufts Street	1960
W	1-6 Viking Court	1968
C	16 Walnut Street	1966

Under-represented in Arlington's inventory, historic **outbuildings** provide a deeper understanding of agricultural and transportation history. The *Arlington Master Plan* (2015) identifies these structures as a vulnerable category of historic resources that are worthy of preservation. Outbuildings include carriage houses and barns, some of which are relatively large and stylish. Most extant examples in Arlington are likely to be early 20<sup>th</sup> century garages, which have limited viability for modern automobiles and are therefore susceptible to neglect and demolition.

Attempting to identify these outbuildings is impractical to undertake on its own, but larger scale survey efforts should consciously document significant outbuildings where they accompany principal buildings on a property. The Town of Brookline has conducted a

comprehensive survey of carriage houses and automobile garages in that community; its publication *Carriage House to Auto House* (2002) is a valuable resource for evaluating this resource type.

**Objects and structures** such as public sculpture and stone landscape walls, respectively, are also under-represented in Arlington's existing survey. Future efforts to identify and document such resources should be considered by the Arlington Historical Commission in the future, in conjunction with additional building and area survey efforts.

Archaeologically sensitive historic and cultural landscapes, such as day-lighted sections of Mill Brook with adjacent industrial and residential development, or town-owned recreational and formerly industrial spaces bordering or near Spy Pond, merit study in a **communitywide archaeological reconnaissance survey**. In the case of Mill Brook, the *Mill Brook Linear Park Report* (April 2010) provides important data to support such a survey. Integrating below-ground and related above-ground resources, the reconnaissance survey could identify and define areas of archaeological and historic sensitivity, and produce an archaeological sensitivity map. An archaeological reconnaissance survey could be used in the future to lay the groundwork for an Archaeological Protection District requiring review of proposed new development, if desired. Several above-ground resources in these locations are already represented in the town's inventory; others are included in the recommendations of this plan.

## CENTER SURVEY UNIT

*Area forms (area names to be revised as needed with research during survey work)*

Survey unit/no.	Address	Description	Parcels/buildings
C1	Devereaux Street Area	Devereaux Street (entirety), Chapman Street (3, 6, 7, 10), Gould Road (entirety)	Appx. 24 parcels
C2	Grove Street Place Area	Grove Street Place (entirety)	Appx. 12 parcels
C3	Jason Heights Area	Bounded by Jason Street, Hillsdale Road (entirety), and Spring Street. Includes Pleasant View Road (entirety), 135 to 209 (odd) and 150 to 208 (even) Jason Street, 5	Appx. 75 parcels

<b>Survey unit/no.</b>	<b>Address</b>	<b>Description</b>	<b>Parcels/buildings</b>
		Stony Brook Road, and 21 Spring Street. (Early 20 <sup>th</sup> century subdivisions plans should be identified and consulted.)	
<b>C4</b>	Laurel Street Area	Laurel Street (entirety)	Appx. 15 parcels
<b>C5</b>	Lewis Avenue Area	Lewis Avenue (entirety)	Appx. 22 parcels
<b>C6</b>	Medford Street Area	81 to 113 (odd) Medford Street (Lewis Road almost to Jean Road; #81- 83, 87, 91, 93, 95 are already surveyed)	9 parcels
<b>C7</b>	Norfolk Road – Kensington Park Area	Norfolk Road (entirety) and 50 to 90 (even) and 61 to 81 (odd) Kensington Park	Appx. 38 parcels
<b>C8</b>	St. Agnes Church Area	Medford Street, 16, 24, 25, 32, 37-51 – update form ARL.633 to include church, rectory, parish center, elementary school, and high school	Appx. 5 parcels with 7 buildings
<b>C9</b>	Webcowet Road Area	Hayes Street (entirety), Maynard Street (entirety), Orchard Terrace (entirety), Mystic Lake Drive (entirety), Sherborn Street (entirety), Webcowet Road (entirety)	Appx. 92 parcels
<b>C10</b>	Woodland-Lincoln Street Area	Woodland Street (entirety), Lincoln Street (entirety)	21 parcels
<b>C11</b>	Wyman Terrace Area	Wyman Terrace (entirety), 358 Massachusetts Avenue	21 parcels

### ***Building forms***

<b>Survey unit/no.</b>	<b>Address</b>	<b>Description</b>	<b>Parcels/buildings</b>
<b>C12</b>	Franklin Street, 68-74		
<b>C13</b>	Franklin Street, 94		
<b>C14</b>	Gray Street, 76		
<b>C15</b>	Jean Road, 21		
<b>C16</b>	Massachusetts Avenue, 815-819	First Baptist Church; update form ARL.608	
<b>C17</b>	Massachusetts Avenue, 846		
<b>C18</b>	Medford Street, 54	Chestnut Manor	
<b>C19</b>	Pleasant Street, 221		
<b>C20</b>	Pleasant Street, 252		
<b>C21</b>	Pleasant Street, 256		
<b>C22</b>	Winslow Street, 4	Winslow Towers	

### ***Burial ground/cemetery form***

<b>Survey unit/no.</b>	<b>Address</b>	<b>Description</b>	<b>Parcels/buildings</b>
<b>C23</b>	Medford Street, 70	Mt. Pleasant Cemetery (update form ARL.801)	

### ***Landscape forms***

<b>Survey unit/no.</b>	<b>Address</b>	<b>Description</b>	<b>Parcels/buildings</b>
<b>C24</b>	Jason Street, 129	Menotomy Rocks Park	
<b>C25</b>	Pond Lane, 60	Spy Pond Field (Hornblower Field)	

## EAST SURVEY UNIT

*Area forms (area names to be revised as needed with research during survey work)*

Survey unit/no.	Address	Description	Parcels/buildings
<b>E1</b>	Adams Street Area	44 to 63 Adams Street	9 parcels
<b>E2</b>	Arlington Gardens Area	127 to 133 (odd) Broadway; 4 to 20 (even) Ernest Road; 120 to 138 (even) Everett Street; 5 to 19 (odd) River Street; and 5 to 9 (odd) Warren Street	1 parcel with 28 buildings
<b>E3</b>	Brookes Avenue-Orvis Circle Area	128 and 142 Brooks Avenue; 91 and 96 Orvis Circle	4 parcels
<b>E4</b>	Capitol Square Village Area	152 to 218 (even) and 153 to 201 (odd) Massachusetts Avenue	Appx. 11 parcels
<b>E5</b>	Hendersonville Area	Cottage Avenue (entirety), Cross Street (entirety), Henderson Street (entirety), Sawin Street (entirety), Teel Street (entirety), and Teel Street Place (entirety)	Appx. 92 parcels
<b>E6</b>	Kelwyn Manor Area	Update and expand existing area form (ARL.AZ) for properties in area roughly bounded by Spy Pond, Lake Street, and Spy Pond Lane; including 51 to 108 Bay State Road; Cabot Road (entirety); Cheswick Road (entirety); 6 to 70 Colonial Drive; Eliot Park (entirety); Eliot Road (entirety); 139 to 189 (odd) Lake Street; Pioneer Road (entirety); 23, 27, and 31 to 78 Princeton Road; Putnam Road (entirety); Roanoke Road (entirety); Sheraton Park (entirety); and 18 to 103 Spy Pond Parkway	Appx. 179 parcels
<b>E7</b>	Lake-Mary-White Streets Area	Homestead Road (entirety); 82 to 130 (even) Lake Street; 2 to 70 (even) and 1 to 57 (odd) Mary Street; and White Street (entirety)	Appx. 57 parcels
<b>E8</b>	Massachusetts Avenue, 251, 255, and 259 area		3 parcels
<b>E9</b>	Menotomy	Fremont Court (entirety); 10 to 96 (even)	1 parcel with 23

	Manor Area	Fremont Street; and 70 to 168 (even) Gardner Street	buildings
<b>E10</b>	Park Street Place Area	Park Street Place (entirety) – update form ARL.BA	4 parcels
<b>E11</b>	Webster Street Area (some overlap with ARL.T)	109-111 and 114 Warren Street; and 5 to 22 Webster Street	Appx. 16 parcels

### ***Building forms***

Survey unit/no.	Address	Description	Parcels/buildings
<b>E12</b>	Broadway, 195		
<b>E13</b>	Broadway, 205		
<b>E14</b>	Broadway, 234		
<b>E15</b>	Broadway, 241		
<b>E16</b>	Broadway, 246		
<b>E17</b>	Broadway, 256		
<b>E18</b>	Foster Street, 41	Gibbs School	
<b>E19</b>	Lake Street, 52	Hardy School	
<b>E20</b>	Magnolia Street, 72	Magnolia Bungalow Meeting Hall	
<b>E21</b>	Marathon Street, 21	Episcopal Church of Our Saviour	
<b>E22</b>	Massachusetts Avenue, 82-84		
<b>E23</b>	Massachusetts Avenue, 102-106		
<b>E24</b>	Massachusetts Avenue, 108-114		
<b>E25</b>	Massachusetts Avenue, 115	Trinity Baptist Church	

<b>E26</b>	Massachusetts Avenue, 135-137	
<b>E27</b>	Massachusetts Avenue, 144	
<b>E28</b>	Massachusetts Avenue, 167-173	
<b>E29</b>	Massachusetts Avenue, 281	
<b>E30</b>	Park Street, 37-49	Update form ARL.420
<b>E31</b>	Spy Pond Parkway, 114	
<b>E32</b>	Warren Street, 60	
<b>E33</b>	Warren Street, 63	
<b>E34</b>	Warren Street, 75	
<b>E35</b>	Warren Street, 86-92	
<b>E36</b>	Warren Street, 89-91	Update form ARL.217 aka 85 Warren Street
<b>E37</b>	Winter Street, 34	Crosby School
<b>E38</b>	Wyman Street, 59	

*Burial ground/cemetery form*

Survey unit/no.	Address	Description	Parcels/buildings
<b>E39</b>	Broadway, 30	St. Paul Roman Catholic Cemetery	

*Landscape form*

Survey unit/no.	Address	Description	Parcels/buildings
<b>E40</b>	Margaret Street, 99	Thorndike Field (Park)	

## WEST SURVEY UNIT

*Area forms (area names to be revised as needed with research during survey work)*

Survey unit/no.	Address	Description	Parcels/buildings
W1	Aberdeen-Inverness-Sutherland Road Area	Aberdeen Road at Inverness and Sutherland Roads, including 25 to 56 Aberdeen Road; 3 to 39 Inverness Road; 6 Kilsythe Road; and 66 and 67 Sutherland Road	Appx. 26 parcels
W2	Appleton Street-Florence Avenue Area	Roughly bounded by Appleton Street, Oakland Avenue, and Cliff Street, including 66 to 128 (even) and 107 to 129 (odd) Appleton Street; Ashland Street (entirety); Elmore Street (entirety); 3 to 56 Florence Avenue	Appx. 65 parcels
W3	Arlington Heights Village Area	Massachusetts Avenue and Paul Revere Road at Park Avenue, including 1297 to 1389 Massachusetts Avenue; 47 to 91 Park Avenue; 54 and 88 Paul Revere Road	Appx. 26 parcels
W4	Arlmont Village	Brewster, Indian Hill, Mayflower, Sagamore, Standish Roads (entirety)	Appx. 64 parcels
W5	Chester Street-Eustis Street-Glenburn Road Area	Chester Street (entirety); 2 to 46 (even) and 3 to 23 (odd) Eustis Street; and 11 to 39 Glenburn Road	Appx. 65 parcels
W6	Claremont Avenue-Hillside Avenue Area	Claremont and Hillside Avenues from Appleton Street to Oakland Avenue, including 156 to 206 (even) and 201 to 207 (odd) Appleton Street; 45 to 118 Claremont Avenue; 77 to 124 Florence Avenue; 46 to 126 Hillside	Appx. 90 parcels

		Avenue; and 165 Oakland Avenue	
W7	Cliff Street-Linden Street Area	Roughly bounded by Cliff Street and Florence, Oakland, and Park Avenues, including Cliff Street (entirety); Florence Terrace (entirety); Linden Street (entirety); and 69 to 119 (odd) Oakland Avenue	Appx. 50 parcels
W8	Drake Village Area	Drake Road (entirety)	1 parcel with 11 buildings
W9	Forestdale Area	Update and expand existing area form (ARL.M) for properties in area roughly bounded by Forest Street and Brand Street; including 147 to 247 (odd) Forest Street; and 3 to 25 Aerial Street	Appx. 38 parcels
W10	Lowell Street, 159, 163, and 167 Area		3 parcels
W11	Robbins Road Area	Robbins Road roughly from Massachusetts Avenue to Gray Street, including 294 to 329 Gray Street; 1090 Massachusetts Avenue; 7 to 70 (inclusive) and 90 Robbins Road; and 1 School Street (Cutter School)	Appx. 38 parcels
W12	St. Anne School (Germaine Lawrence School) Campus	Area roughly bounded by Claremont Avenue, Appleton Street, Hillside Avenue, and Wollaston Avenue, including 173 and 181 Appleton Street; 3 and 6 to 22 (even) Claremont Avenue; and 13 and 23 Hillside Avenue	Appx. 9 parcels with 13 buildings
W13	St. Camillus Roman Catholic Church Complex	1175 Concord Turnpike	1 parcel with 3 buildings
W14	St. Paul Lutheran Church	929 Concord Turnpike	2 parcels with 2

	Complex	and 291 Hillside Avenue	buildings
<b>W15</b>	Sunset Road-Summer Street Area	Sunset Road and Forest Square vicinity, including 500 to 542 (even) and 519 to 561 (odd) Summer Street; and 57 to 134 Sunset Road	Appx. 40 parcels

***Building forms***

Survey unit/no.	Address	Description	Parcels/buildings
<b>W16</b>	Acton Street, 19		
<b>W17</b>	Appleton St., 122		
<b>W18</b>	Dothan Street, 72		
<b>W19</b>	Hathaway Circle, 93		
<b>W20</b>	Hillside Avenue, 149		
<b>W21</b>	Hillside Avenue, 157		
<b>W22</b>	Lowell Street, 51		
<b>W23</b>	Lowell Street, 221		
<b>W24</b>	Lowell Street Place, 10-12		
<b>W25</b>	Madison Avenue, 60		
<b>W26</b>	Massachusetts Avenue, 1087-1089		
<b>W27</b>	Massachusetts Avenue, 1189-1195		
<b>W28</b>	Massachusetts Avenue, 1210		
<b>W29</b>	Park Avenue Extension, 1		
<b>W30</b>	Park Place, 2		
<b>W31</b>	Smith Street, 51		
<b>W32</b>	Sutherland Road, 6-8		

<b>W33</b>	Tanager Street, 28	
<b>W34</b>	Thesda Street, 103	
<b>W35</b>	Walnut Street, 72	Former Walnut Street Hospital
<b>W36</b>	Washington Avenue, 3	
<b>W37</b>	Westminster Avenue, 9	Arlington Heights Baptist Church (update form ARL.138)
<b>W38</b>	Westminster Avenue, 26	Arlington Heights M.E. Church
<b>W39</b>	Wollaston Avenue, 211	

## NORTH SURVEY UNIT

*Area forms (area names to be revised as needed with research during survey work)*

Survey unit/no.	Address	Description	Parcels/buildings
<b>N1</b>	Crosby Street Area	25 to 43 Crosby Street (odd numbers)	6 parcels
<b>N2</b>	Edmund Road Area	Edmund Road (entirety)	Appx. 20 parcels
<b>N3</b>	Interlaken Area	Cheviot Road (entirety), Intervale Road (entirety), Lake Shore Drive (entirety), Parker Road (entirety), Robin Hood Road (entirety)	Appx. 45 parcels
<b>N4</b>	Lower Mystic Lake Area	Davis Avenue, Draper Avenue, Fairview Avenue, Glen Avenue, Kimball Road, Mystic Bank (all in their entirety); 185 to 281 Mystic Avenue (odd)	Appx. 120 parcels
<b>N5</b>	Morningside Area	Bordered by Bradley Road, Columbia Road, Hutchinson Road, Mystic Street, Old Mystic Street, Upland Road, Upland	Appx. 122 parcels

		Road West, and Winchester Road. Includes portions of Bradley Road, Crosby Street, Frost Street, and Hutchinson Road, and the entirety of Falmouth Road, Falmouth Road West, and Langley Road. (Early 20 <sup>th</sup> century subdivisions plans should be identified and consulted.)	
<b>N6</b>	Overlook Road-Ronald Road Area	12 to 104 (even) and 11 to 97 (odd) Overlook Road 2 to 74 (even) and 3-5 to 67 (odd) Ronald Road	Appx. 73 parcels
<b>N7</b>	Pine Street Area	14, 18, and 17 to 51 (odd) Pine Street	13 parcels
<b>N8</b>	Richfield Road Area	26 to 95 Richfield Road	Appx. 36 parcels

### *Building forms*

Survey unit/no.	Address	Description	Parcels/buildings
<b>N9</b>	Beverly Road, 82		
<b>N10</b>	Brand Street, 116		
<b>N11</b>	Columbia Road, 25	Bishop Elementary School	
<b>N12</b>	Morningside Drive, 52		
<b>N13</b>	Morningside Drive, 59		
<b>N14</b>	Mountain Avenue, 180	Stratton Elementary School	
<b>N15</b>	Summer Street, 24		

### *Landscape form*

Survey unit/no.	Address	Description	Parcels/buildings
<b>N16</b>	Brand Street, 9	Turkey Hill Reservation	

# RECOMMENDATIONS FOR CORRECTIONS

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## ***Corrections to existing inventory forms filed with the Massachusetts Historical Commission***

For the Town of Arlington to communicate most effectively with the Massachusetts Historical Commission (MHC) on preservation planning issues, corrections and updates to the *Inventory of Historic and Archaeological Assets of the Commonwealth* become necessary from time to time. It is incumbent upon the Arlington Historical Commission to monitor the content of MHC's inventory files for the town – mindful of the fact that MHC receives inventory forms from sources outside of and frequently unrelated to the town – and supply MHC with desired modifications to Arlington's records.

While members of the Arlington Historical Commission, or their representative, may submit corrections and updates to MHC on an *ad hoc* basis, it is often most efficient for multiple requests to be consolidated into a **single correction and coordination project undertaken by a professional preservation planning/survey consultant for submittal on the town's behalf**. The most common requests to correct or update MHC inventory forms involve:

- adding a notation that an inventoried resource has been **demolished**;
- **modifying a street address** to reflect the data in current assessors' records;
- correcting or augmenting data fields on the inventory form to reflect **new information obtained through additional research**; and
- submitting current photographs with a revised architectural description to reflect **renovation of an inventoried building**, when its appearance has been substantially modified by either restoration or alteration beyond recognition.

MHC has procedures in place for the Arlington Historical Commission to submit these types of corrections to the inventory forms filed in Boston, and MHC staff will integrate the new data with both its MACRIS (Massachusetts Cultural Resource Information System) database and GIS mapping of the town's historic resources.

In 2016, staff of Arlington's Department of Planning and Community Development compiled a list of discrepancies between the MHC inventory, as reflected in MACRIS, and Arlington's inventory records. The list, which totaled roughly 1000 resources then in MACRIS, identified:

- approximately 41 properties with spelling errors on the MHC inventory form;
- approximately 72 address discrepancies between MHC forms and Arlington records; and

- approximately 160 “record discrepancies” between the MACRIS database and the content of the town’s forms. The precise nature of these “record discrepancies” is unclear, though some could be explained by reasonable interpretations of the inventory form data on the part of MACRIS data entry staff.

To notify MHC of building demolitions and address changes, the Arlington Historical Commission can request a spreadsheet from MHC survey staff showing addresses with inventory numbers (each coded with the prefix ARL.) for all Arlington properties in the MACRIS database. This spreadsheet is then annotated locally and returned to MHC with the desired corrections. **Building demolitions** may be noted on the list, with the date of demolition, if known. MHC flags demolitions to its files and database, but *does not remove the demolished resources, or their corresponding inventory forms, from the statewide inventory*. Demolished resources will, therefore, continue to appear in the MACRIS street index of inventoried properties in Arlington. **Address changes** would be noted on the list as well: these typically involve changes in assigned street numbers, though on occasion the street name has changed since a resource was inventoried. In the case of **moved buildings**, a request for an address change is not sufficient for notifying MHC; in order for all MHC files to be updated properly, a new location map, along with the new address, move date, and ideally a description of the circumstances leading to the move, should be submitted on an inventory form continuation sheet, available on the MHC website.

An appreciable number of inventoried resources in Arlington were recorded from the 1960s through the 1990s. MHC survey standards have evolved since that time, as discussed in more detail elsewhere in this plan. While it is beyond the scope of this plan to identify all inventoried resources in Arlington that merit submittal of updated historical and/or architectural descriptions to the MHC, the Arlington Historical Commission is encouraged to maintain a **running list of inventoried properties for which inventory form updates are desired** in the future. New information may be submitted to MHC on an inventory form continuation sheet at any time. The Arlington Historical Commission should anticipate that any requests to update or amend architectural descriptions, exterior materials, and existing conditions will require current photographs printed and submitted in conformance with MHC survey standards. When inventory form updates are submitted to the MHC, the updated forms are filed in the MHC inventory *with the original inventory forms*, which are not discarded.

In some instances, the Arlington Historical Commission may find that multiple fields of the original MHC inventory form merit correction or updating, in which case an entirely new MHC inventory form should be prepared to current MHC survey standards. The application of this approach to updating specific inventory forms must be determined on a case-by-case basis.

As a planning document used at the state and local levels, the *Inventory of Historic and Archaeological Assets of the Commonwealth* evolves continually and is never considered “complete.” The content of the inventory, while aiming to convey a broad overview of Arlington’s resources, will necessarily reflect the constraints of time, budget, and personnel. The Arlington Historical Commission is encouraged to evaluate the long-term benefits of updating existing inventory forms for individual properties within the context of townwide preservation planning priorities.

## STATE & LOCAL COORDINATION

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### ***Coordination between the Massachusetts Historical Commission inventory and Arlington's inventory for demolition review***

The *Survey Master Plan* provides recommendations for updating, correcting, and expanding Arlington's cultural resource inventory, to meet current survey standards of the Massachusetts Historical Commission (MHC) and support local priorities for preservation. When a survey planning project is undertaken using a Scope of Work produced by the MHC, as is the case here, the plan's recommendations are geared toward improving documentation of Arlington's historic resources in the MHC or statewide inventory, the *Inventory of Historic and Archaeological Assets of the Commonwealth*.

The Town of Arlington through the Arlington Historical Commission maintains a separate list for demolition review purposes, known as the *Inventory of Historically or Architecturally Significant Buildings* and referenced here as the demolition review list. Procedures for the creation of this list locally are outlined in the town's Demolition Delay Bylaw. This inventory and the MHC inventory serve different purposes: while the Arlington inventory is regulatory in nature and designed to preserve and protect significant historic buildings in the town, the MHC inventory is simply a record of information on historic resources in Arlington (*i.e.*, areas, buildings, objects, cemeteries, structures, and parks/ landscapes) that does not in and of itself confer any official historic protection on those resources.

The content of the two inventories is not identical: some historic resources in Arlington are in both inventories, and others are included in only one inventory. The Arlington Historical Commission has identified the need to improve coordination between the two inventories and strengthen the documentation on-hand to support its administration of the Demolition Delay Bylaw. Approximately 761 addresses on the *Inventory of Historically or Architecturally Significant Buildings* are reviewed by the Arlington Historical Commission under the Demolition Delay Bylaw (the remaining addresses on the town's list are located in local historic districts enacted under *M.G.L. c.40C* and reviewed by the Arlington Historic District Commissions).

The Scope of Work for the *Survey Master Plan* allowed for only a cursory review of the demolition review list. General recommendations are made here, pending more detailed review of the list in a separate correction and coordination project. Roughly 20% of the addresses on the list are inconsistent with addresses in MHC's MACRIS database, indicating that either addresses (usually street numbers) of some inventoried buildings have changed

over time, or the buildings are not included in the MHC inventory. The process of making address corrections has been discussed in the last chapter. To the extent feasible, this plan's recommendations for future survey have been developed with a view toward improving documentation for a number of undocumented buildings already on the demolition review list. Addition of parcel numbers to the demolition review list would improve coordination among town departments, the Arlington Historical Commission, and property owners.

At a future date, the Town of Arlington might consider funding to create a database of research information extracted from historic building permit records, beginning with the index files. While the digitization of the records would be a substantial undertaking, key data, such as property address, year of construction, and architect name, could be extracted through visual inspection of the records and compiled in an electronic format to make important information readily accessible. This type of project could be undertaken in stages, depending on budget and staffing constraints, and could be performed either by contracted personnel or as a service project by Arlington High School students with the appropriate supervision. The nature of the data contained in these hard-to-access records makes this a worthwhile effort to enhance understanding of Arlington's built environment and facilitate future survey work *[database project description supplied by Richard Duffy, Arlington Historical Society]*.

# SURVEY ACTION PLAN WITH COST ESTIMATES

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Based on the recommendations for future survey work described in the previous chapter, the Action Plan prioritizes the recommendations by neighborhood (Townwide, Center, East, West, and North) and by resource type (areas and individual properties). Before the town proceeds with new survey work, the highest priority task is making corrections to Arlington inventory forms on file with the Massachusetts Historical Commission (e.g., corrections to street addresses, notations of buildings demolished or moved) and concomitant coordination with Arlington Historical Commission records. The cost estimate provided in the Action Plan for the correction and coordination work does not include submittal of inventory form continuation sheets to correct or augment the architectural descriptions or historical narratives on inventory forms already filed; these cannot be scoped or priced until an approximate number of forms to be updated, and the nature of the updates needed, is known.

Following recommendations of the Historic and Cultural Resources Working Group, area forms are given higher priority than individual property forms, except in cases involving individual properties owned by the town or private institutions, which tend to be resources of townwide significance. Higher priority is given, too, to intact neighborhoods and less well-documented resource types and geographic areas, addressing gaps in the existing inventory documentation. In a geographic context, for example, higher priority is given to properties in the under-documented North survey unit, while the more extensively documented Center survey unit is a lower priority. In a resource context, worker housing and mid- to late 20<sup>th</sup> century buildings have been given a higher priority than late 19<sup>th</sup> to early 20<sup>th</sup> century, middle-class suburban housing developments, which are already recorded in some number. Where relevant, village centers are also a higher priority.

In the following chart, Priority Level 1 represents immediate priorities, Priority Level 2 is recommended to be undertaken within 1 to 3 years, and Priority Level 3 is recommended to be initiated within 3 to 5 years, but completion will extend well beyond five years. It is anticipated the Arlington Historical Commission will choose among the recommendations in each group of survey priorities as funding permits and as the context of town planning directs. Once Priority 1 and Priority 2 tasks are complete, the consultants encourage the Commission to implement Priority 3 recommendations geographically by study unit, focusing on what makes each study unit unique.

Per the Scope of Work for the *Survey Master Plan*, recommendations for new survey work made here are limited to expanding Arlington's representation in the *Inventory of Historic and Archaeological Assets of the Commonwealth*, maintained by the Massachusetts Historical Commission (MHC). Updated or new survey forms for properties located in existing National Register or local historic districts are not recommended at this time.

A sample proposal package for future survey projects funded entirely with town funds, using the MHC's standard survey Scope of Work, is included in this plan as Appendix 3. Any future survey work partly funded with grant assistance from the MHC will utilize a separate Scope of Work provided by the MHC. A different scope of work will be needed for the recommended correction and coordination work.

### ***Survey Action Plan with Cost Estimates***

Plan Page(s)	Recommendations	# of Resources	Estimated Cost	Priority Level
<b>Townwide recommendations</b>				<b>\$57,400</b>
<b>50-53</b>	Corrections to MHC inventory forms and coordination between MHC inventory and Arlington demolition review list	NA	\$10,000	1
<b>51-52</b>	Municipal resources and complexes Building (5), landscape (4), and cemetery (1) forms	12	\$3,000	1
<b>52-53</b>	Private institutional properties Area forms (4) Building (7) and cemetery (1) forms	25 8	\$7,500 \$2,400	2
<b>56</b>	Communitywide archaeological reconnaissance survey	NA	\$30,000	2
<b>53-55</b>	20 <sup>th</sup> century apartment building survey	15	\$4,500	3
<b>Highest priority residential &amp; mixed-use properties (by survey unit)</b>				<b>\$136,200</b>
<b>65</b>	Crosby Street Area (North)	6	\$1,800	2
<b>66</b>	Overlook-Ronald Road Area (North)	73	\$14,600	2
<b>65</b>	Morningside Area (North)	122	\$20,000	2
<b>59</b>	Capitol Square Village Area (East)	11	\$2,200	2
<b>59</b>	Hendersonville Area (East)	92	\$18,400	2

<b>Plan Page(s)</b>	<b>Recommendations</b>	<b># of Resources</b>	<b>Estimated Cost</b>	<b>Priority Level</b>
<b>59</b>	Kelwyn Manor Area (East)	179	\$20,000	2
<b>62</b>	Arlington Heights Village Area (West)	26	\$5,200	2
<b>62</b>	Claremont-Hillside Ave Area (West)	90	\$18,000	2
<b>63</b>	Cliff-Linden Streets Area (West)	50	\$10,000	2
<b>56</b>	Grove Street Place Area (Center)	12	\$2,400	2
<b>56</b>	Jason Heights Area (Center)	75	\$12,000	2
<b>57</b>	Laurel Street Area (Center)	15	\$3,000	2
<b>57</b>	Lewis Avenue Area (Center)	22	\$4,400	2
<b>57</b>	Wyman Terrace Area (Center)	21	\$4,200	2
<b>Remaining recommendations for survey by geographic area</b>				<b>\$176,700</b>
<b>65-66</b>	North survey unit (\$34,800 total) Area forms (3): Edmund Road, Interlaken, Lower Mystic Lake Building forms (6)	185	\$33,000	3
<b>59-61</b>	East survey unit (\$24,900 total) Area forms (6): Adams St, Brooks Ave-Orvis Cir, Lake-Mary-White, Mass Ave (251-259), Park St Place, Webster St Building forms (21)	93	\$18,600	3
<b>62-65</b>	West survey unit (\$74,100 total) Area forms (8): Aberdeen-Inverness, Appleton-Florence, Arlmont Village, Chester-Eustis-Glenburn, Forestdale, Lowell St (159-167), Robbins Rd, Sunset-Summer Building forms (21)	339	\$67,800	3
<b>56-58</b>	Center survey unit (\$42,900 total) Area forms (5): Devereaux St, Medford St, Norfolk Rd – Kensington Park, Webcowet Rd, Woodland-Lincoln St Building forms (7)	204	\$40,800	3
<b>TOTAL</b>				<b>\$370,300</b>

# ANNOTATED BIBLIOGRAPHY FOR SURVEY RESEARCH

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A guide to key sources for survey research in Arlington, this list is confined to sources with a townwide application. Sources specific to one historic property have been excluded, unless that property has significance in a townwide context (e.g., municipal open spaces) or the source provides information on the surrounding historic neighborhood. The cut-off target date for surveys, which currently stands at 1970, is used to distinguish historic documents from more contemporary sources.

An appreciable amount of vital record and biographical data for individuals (e.g., births, marriages, deaths, gravestone transcriptions, etc.) may be found online; those sources are not enumerated here. No effort has been made to catalogue subdivision plans for this list, a monumental task given the volume of historic residential construction in Arlington.

All sources are available at the Robbins Library of the Town of Arlington, except as noted.

## ***Town Records and Planning Reports (to 1970)***

*Arlington, Town of. Annual Report.* From 1842 to 1868 annual report is titled *Town of West Cambridge Annual Report*. Full range at Robbins Library, Arlington (microfilm and/or hard copy). Digital copies from 1933 to present also available through <https://archive.org/details/robbinslibrary>. Pre-1933 being prepared for digitization.

----- Planning Board. *Report on Re-Drawing and Bringing Up-to-Date the Existing Zoning Map of the Town of Arlington.* Works Progress Administration, U. S. A., Official Project No. 465-14-3-764-15982. December 1, 1938.

*Comprehensive Town Plan Report. A Summary Report to the Town of Arlington, Massachusetts.* December 1962. Prepared for the Arlington Planning Board by Planning and Renewal Associates, a division of The Planning Services Group, Cambridge, MA.

*List of Assessed Polls of the Town of Arlington, Massachusetts.* Cambridge, MA: The Murray Printing Company, 1919, 1920. Includes Assessors' Street List of Assessed Polls.

*Report on a Town Plan for Arlington, Mass.* Submitted to the Arlington Planning Board by Charles W. Eliot 2<sup>nd</sup>, city planning consultant. 1926. Includes maps.

*True List of Person Twenty Years of Age or Older Residing in the Town of Arlington, Massachusetts.* 1921 onward (previously known as List of Assessed Polls).

In addition to published records, building permits and water connection records are available through the town's Department of Inspectional Services and the Engineering Department, respectively. Given the limitations of current indexing and physical storage, and many changes in street names and street numbers in Arlington prior to the 1930s, experienced members of the Arlington Historical Commission and Historic and Cultural Resources Working Group should contribute research in building permit and water records pending digitization for easier retrieval.

#### **Maps, Atlases, Bird's Eye View, and Aerial Views (by year)**

- Menotomy maps. 1650, 1700, 1750, 1800. Unattributed and undated reconstruction maps. Scale 600 feet = 1 inch. Via [www.digitalcommonwealth.org](http://www.digitalcommonwealth.org).
- 1833 Hales, John G. *Map of Boston and Its Vicinity from Actual Survey*. With corrections in 1833. Boston Public Library via <https://collections.leventhalmap.org>.
- 1852 Sidney, F. G. *Map of the City and Vicinity of Boston, Massachusetts*. Boston, MA: J. B. Shields. Boston Public Library via <https://collections.leventhalmap.org>.
- 1856 Walling, Henry F. *Map of Middlesex County, Massachusetts*. Boston, MA: Smith & Bumstead. Boston Public Library via <https://collections.leventhalmap.org>.
- 1875 Beers, F. W. *County Atlas of Middlesex, Massachusetts*. New York, NY: J. B. Beers & Co. Via [www.historicmapworks.com](http://www.historicmapworks.com).
- 1884 Arlington, Massachusetts [bird's eye map]. Boston, MA: O. H. Bailey & Co. Boston Public Library via <https://collections.leventhalmap.org>.
- 1889 *Atlas of Middlesex County, Massachusetts*. Boston, MA: George H. Walker & Co. Via [www.historicmapworks.com](http://www.historicmapworks.com).
- 1898 *Atlas of the Towns of Watertown, Belmont, Arlington and Lexington, Middlesex County, Mass.* Boston, MA: George W. Stadly & Co. Via [www.historicmapworks.com](http://www.historicmapworks.com).
- 1900 *Atlas of Middlesex County, Massachusetts*. Vol. 1. Boston, MA: George W. Stadly & Co. Via [www.historicmapworks.com](http://www.historicmapworks.com).
- 1903 Historic USGS Maps of New England and New York: Boston, MA Quadrangle. University of New Hampshire Dimond Library via <http://docs.unh.edu/nhlopos/Boston>. Reprinted 1942.
- 1907 *Historical Map* [of Arlington boundaries. In Charles Symmes Parker, *Town of Arlington, Past and Present*. See **Arlington History** below.

1923 *Map of the Town of Arlington.* George E. Ahern, Town Engineer. Illustrates location of [market garden] farms.

1930 Arlington, Town of. Aerial map [aerial photograph]. Made for the Arlington Planning Board by Aeronautical Service Inc., Boston, MA.

1932 Arlington, Town of. Assessors' Plans. Boston, MA: Spaulding-Moss Co. Includes buildings and owners' names on parcels.

1946 Historic USGS Maps of New England and New York: Lexington, MA Quadrangle. Surveyed 1943, reprinted 1950. University of New Hampshire Dimond Library via <http://docs.unh.edu/nhtopos/Lexington7.5MA>.

---- *Insurance Maps of Arlington.* NY: Sanborn Map Company. 1885, 1892, 1897, 1903, 1908, 1914, 1922, 1923, 1927, 1928, 1935, and 1951. Via [www.pittsfieldlibrary.org](http://www.pittsfieldlibrary.org). August 2018. Paper copies of 1922, 1923, 1928, and 1935 at Robbins Library.

---- Aerial views: 1938, 1955, 1957, 1969, 1971. Via <https://www.historicaerials.com>.

### ***Land Records***

Middlesex County (MA) Deeds. Land and property records, by book and page numbers (including Plan Books). 1900-present on recorded and registered land, 1899-present on plans. Database and images. Via <http://www.masslandrecords.com/MiddlesexSouth>.

----- Land and property records, by book and page numbers. Database and images. For recorded land to 1899, grantee index to 1905, and grantor index to 1950. Via <https://www.familysearch.org/search/collection/2106411>.

### ***Directories and Census Records (by year and publisher)***

*Note:* Town directories from 1869 through 1940 are available on microfilm at Robbins Library. Digital copies noted here are available through <https://archive.org/details/robbinslibrary>. They include street lists (*i.e.*, residents listed by street address, in addition to a separate list by surname) from 1894 onward.

*U. S. Census:* 1790-1940 (excludes 1890). Database and images via [www.ancestry.com](http://www.ancestry.com) and [www.heritagequestonline.com](http://www.heritagequestonline.com).

*Massachusetts State Census:* 1855 and 1865. Database and images via [www.familysearch.org](http://www.familysearch.org).

The Somerville, Arlington and Belmont Directory. Boston, MA: Dudley & Greenough, 1869-1870.

*The Somerville, Arlington and Belmont Directory.* Boston, MA: Greenough, Jones & Co., 1871-1872.

*Arlington and Belmont Directory.* Cambridge, MA: Tribune Publishing Co., 1883.

*The Arlington Directory.* Arlington, MA: First Universalist Church, 1890.

The Arlington and Belmont Directory (aka *The Arlington Directory and Resident and Business Directory of Arlington, Massachusetts*). Boston, MA: Edward A. Jones, 1894, 1896, 1898, 1900, 1902-1903, 1904-1905.

Resident and Business Directory of Arlington, Massachusetts. Boston, MA: Boston Suburban Book Co., 1906, 1908, 1910.

*Resident and Business Directory of Arlington, Massachusetts* (aka *Lothrop's Arlington, Mass. Directory*). Boston, MA: Union Publishing Co., 1912, 1914, 1916, 1918, 1920, 1923, 1925, 1928, 1930, 1933, 1935, 1937, 1940.

For voting lists, see above under **TOWN RECORDS AND PLANNING REPORTS** (to 1970).

#### ***Photograph, Postcard, Newspaper, and Other Collections***

*Arlington Advocate* (newspaper). Microfilm index, 1871 to 1946. Card file index ca. 1947 to 1976, including subject index, names index, and index to clubs and organizations.

Arlington Historical Photograph Collection, ca. 1885-1992. Robbins Library, Town of Arlington. Accessed (and can be downloaded) via [www.digitalcommonwealth.org](http://www.digitalcommonwealth.org). August 2018. Collection of 1,238 photographs depicting people, buildings, businesses, and street scenes, searchable by date and keyword.

*Arlington Enterprise* (newspaper). Microfilm index, 1898 to 1903.

Arlington Historical Postcard Collection, ca. 1907-1981. Robbins Library, Town of Arlington. Accessed (and can be downloaded) via [www.digitalcommonwealth.org](http://www.digitalcommonwealth.org). August 2018. Collection of 267 postcards depicting buildings, streets, special events, and scenic views, searchable by date and keyword.

Arlington Historical Society. Online collections database, for keyword and more advanced searches of the Society's archives, photograph collection, object collection, and library. Via <https://arlingtonhistorical.org/learn/collections>.

*Arlington News* (newspaper). Microfilm index, 1932 to 1938. Card file index, 1939, 1955-1958.

Duffy, Richard. "History of Arlington Street Names." *Arlington Advocate*, 2008 to 2011. One hundred installments covering about 300 streets in Arlington. Searchable via *Arlington Advocate* database at Robbins Library.

Local History Subject Files. Vertical files of clippings, reports, research notes, and correspondence.

Massachusetts Division of Inspection. Building inspection plans, 1889-1987 (also known as the Public Safety Plans). Card file index and architectural plans for buildings accessible to the public. Massachusetts State Archives.

Metropolitan District Commission, Water Division. Metropolitan Water Works Photograph Collection, 1876-1930. Accessed via [www.digitalcommonwealth.org](http://www.digitalcommonwealth.org). August 2018. Includes some street scenes of Arlington during water main construction.

### ***Arlington and Middlesex County Histories***

*Arlington Calendar*. Undated [ca. 1900], no publication data noted. Calendar history of events in Arlington (1693 to 1900), including building construction, deaths, organizations of congregations and clubs, etc., arranged in timeline fashion by month and day of the year. Includes historic photographs.

*Arlington Celebrates the Growing Years: 1875-1975*. Timeline and lectures given during the Bicentennial Historical Lecture Series. Arlington, MA: Arlington Heritage Trust, 1977.

Arlington Historical Society blog, via <https://arlingtonhistorical.org/blog>. Searchable by keyword. 2009-present.

Balazs, Eva. *Spy Pond Stories Continued*. 3<sup>rd</sup> edition. Arlington, MA, 1997 [1<sup>st</sup> edition 1986].

Callahan, D. W., compiler. The One Hundred and Fiftieth Anniversary of the Town of Arlington's (Menotomy, West Cambridge) Part in that Memorable Struggle of April 19, 1775. Arlington's Part in All Country's History. Its Schools, Churches, Art, Literature, Etc. Arlington, MA: Town of Arlington, 1925. Useful as a snapshot in time, also includes many histories of institutions (including houses of worship) and businesses/industries, with photographs and period advertisements.

*City and Town Monograph: Town of Arlington*. Boston, MA: Massachusetts Department of Commerce and Development, 1972.

Conklin, Edwin P. *Middlesex County and Its People*. 4 vols. New York: Lewis Historical Publishing Co., Inc., 1927. First two volumes devoted to historic overviews, with an index. Volumes III and IV are biographical profiles, with a separate index.

Cutter, Benjamin, and William R. Cutter. *History of the Town of Arlington, Massachusetts. Formerly the Second Precinct of Cambridge or District of Menotomy, Afterward the Town of West Cambridge, 1635-1879. With a Genealogical Register of the Inhabitants of the Precinct.* Boston, MA: D. Clapp & Son, 1880.

Cutter, William R. "Arlington." In *History of Middlesex County, Massachusetts, Containing Carefully Prepared Histories of Every City and Town in the County, by Well-Known Writers, and a General History of the County, from the Earliest to the Present Time.* Samuel A. Drake, compiler. Vol. I. Boston, MA: Estes and Lauriat, Publishers, 1880, pp. 208-217.

Duffy, Richard A. *Arlington* (Images of America series). Dover, NH: Arcadia Publishing – Chalford Publishing Corporation, 1997.

-----, *Arlington. Then & Now.* Charleston, SC: Arcadia Publishing, 2006.

-----, *Arlington. Twentieth-Century Reflections* (Images of America series). Charleston, SC: Arcadia Publishing – Tempus Publishing, Inc., 2000.

Goodman, Barbara C. and Marjorie Howard. *Legendary Locals of Arlington.* Charleston, SC: Arcadia Publishing, 2015.

Kelly, Pauline E. *Idahurst Mansion in Arlington Heights. Its History and Life.* Arlington, MA: Ink Well Publishing, 2005.

Mattheisen, Don. *Menotomy Rocks Park. A Centennial History.* Arlington, MA: The Friends of Menotomy Rocks Park, 1996. 2<sup>nd</sup> printing 2003.

McLaughlin, Adaela Klapper. *Walking the Open Spaces of Arlington, Massachusetts.* Arlington, MA: Arlington Conservation Commission, 1994.

Parker, Charles Symmes. *Town of Arlington, Past and Present. A Narrative of Larger Events and Important Changes in the Village Precinct and Town from 1637 to 1907.* Arlington, MA: C. S. Parker & Son, 1907.

Parmenter, James P. "Arlington." In *History of Middlesex County, Massachusetts, with Biographical Sketches of Many of Its Pioneers and Prominent Men.* D. Hamilton Hurd, compiler. Vol. III. Philadelphia, PA: J. W. Lewis & Co., 1890, pp. 173-198. Arlington entry includes biographical profiles of James Russell, Nathan Robbins, Amos Robbins, Eli Robbins, John P. Squire, and Warren W. Rawson.

Plimpton, Oakes. *Robbins Farm Park, Arlington, Massachusetts. A Local History.* 3<sup>rd</sup> ed. of Robbins Farm, 1880-1990, with Addendums. Camden, Maine: Penobscot Press, 1995.  
-----, ed. *Stories of Early 20<sup>th</sup> Century Life.* Compiled from a Bicentennial Oral History of Arlington, Massachusetts. Interviews by John F. Crowley and Norman Hurst. Camden, Maine: Penobscot Press, 1992. Includes a name index for individuals, businesses, and streets'

Rawson, Warren W. "Market Gardening in Arlington and Belmont." In *History of Middlesex County, Massachusetts, with Biographical Sketches of Many of Its Pioneers and Prominent Men.* D. Hamilton Hurd, compiler. Vol. III. Philadelphia, PA: J. W. Lewis & Co., 1890, pp. 198-201.

Stevens, Doreen, with Aimee Taberner and Sarah Burks. *Arlington's Cultural Heights: 1900-1925.* Arlington, MA: Arlington Historical Society and the Cyrus Dallin Art Museum, 2013.

Trowbridge, J. T. *The Tinkham Brothers' Tide-mill.* Edited and with commentary by Richard A. Duffy. Arlington, MA: Arlington Historical Society, 1999 (annotated republication of 1883 original).

Worden, John L., III. Arlington's Little Local Railroad. An Illustrated History of the Lexington and West Cambridge Railroad and Its Successors. Arlington, MA: Arlington Historical Society, 1991.

### ***Survey and Planning Sources (1970 to present)***

*Note:* The reader is referred to historic maps and bibliographies in these sources, where they appear, for further information.

*Arlington, Massachusetts Preservation Plan.* Prepared for the Arlington Historical Commission by American Landmarks, Inc., 1981.

Arlington Historic District Commissions as Study Committee. Final reports for c.40C local historic districts (with publication date of report):

Avon Place Historic District. 1996.

Broadway Historic District (preliminary report). 1977.

*Broadway Historic District Enlargement.* 1981 (report by Broadway HD Commission).

Jason/Gray Historic District. 1998.

Mount. Gilboa/Crescent Hill Historic District. 1991.

Pleasant Street Historic District. 1988.

Pleasant Street Historic District Enlargement (Academy Street). 2005.

Pleasant Street Historic District Enlargement (Oak Knoll). 2005.

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Russell Historic District. 1983.

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*Arlington Master Plan. Your Town, Your Future.* Prepared for Arlington Redevelopment Board, Master Plan Advisory Committee, and Department of Planning & Community Development by RKG; Howard/Stein-Hudson, Associates, Inc.; Gamble Associates; Community Opportunities Group, Inc.; and Ezra Glenn. Adopted February 4, 2015.

*Arlington Open Space and Recreation Plan, 2015-2022.* Prepared for the Arlington Open Space Committee, Redevelopment Board, Board of Selectmen, and Department of Planning & Community Development by VHB/Vanasse Hangen Brustlin Inc. Adopted 2015.

*Arlington Reconnaissance Report. Freedom's Way Landscape Inventory. Massachusetts Heritage Landscape Inventory Program.* Prepared for Massachusetts Department of Conservation and Recreation and Freedom's Way Heritage Association by Shary Page Berg and Gretchen G. Schuler, consultants. June 2006, revised February 2007.

Ice, Crops, and Commuters. South and East Arlington's Historical and Architectural Heritage. Prepared by American Landmarks, Inc. Arlington, MA: Arlington Historical Commission, 1981.

Massachusetts Historical Commission (MHC). Massachusetts Cultural Resource Information System (MACRIS). Online database of historic properties statewide, including properties in the Inventory of Historic Assets of the Commonwealth and State Register of Historic Places. Via <http://mhc-macris.net> with companion mapping via <http://maps.mhc-macris.net>.

----- National Register of Historic Places nominations for historic context (*for further context, see full list of all nominations earlier in this report*):

*Historic Resources of the Town of Arlington, Massachusetts (Arlington Multiple Resource Area).* Townwide overview context with architectural descriptions and significance statements, plus appended MHC inventory forms, for listing 45 individual properties

and 4 historic districts (Town Center, Kensington Park, Orvis Road, and Peirce Farm). NRMRA 1985.

Metropolitan Park System of Greater Boston Multiple Property Submission. Overview context for listing of Mystic Valley Parkway. NRDIS/NRMPMS 2006.

*Water Supply System of Greater Boston Thematic Resource Area.* Overview context for Arlington Reservoir Standpipe and Mystic Dam. NRTRA 1990.

----- Reconnaissance Survey Town Report: Arlington. 1980. MHC files, Boston, and <http://www.sec.state.ma.us/mhc/mhcpdf/townreports/Boston/arl.pdf>.

*Mill Brook Linear Park Report.* Arlington, MA: Mill Brook Linear Park Study Group. April 2010.

*Mill Brook Valley. A Historical and Architectural Survey.* Arlington, MA: Arlington Historical Commission, 1976. Second printing 1984.

*Northwest Arlington, Massachusetts. An Architectural and Historical Study.* Prepared by Landscape Research. Arlington, MA: Arlington Historical Commission, June 1980. Second edition 1995.

## **APPENDIX 1**

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### **MACRIS STREET INDEX FOR ARLINGTON (excerpt)**

*Source: Massachusetts Cultural Resource Information System (MACRIS), maintained by the Massachusetts Historical Commission, 13 July 2018*

A full copy of this 48-page document is available in the office of the Department of Planning and Community Development, Town Hall Annex, 730 Massachusetts Avenue.

Data in this document also is available via <http://mhc-macris.net>.

Street Name..... St No... MHCN..... Loc Nbr..... Historic Name..... Ar Code Places..... Type NF

ARL.A		Arlington Center Historic A District	Arlington Center	A *
ARL.AA	130	Oak Knoll	AA	Arlington Center
ARL.AB	140	Pelham Terrace	AB	Arlington Center
ARL.AC	150	Pleasant Street Area	AC	Arlington Center
ARL.AD	160	Ravine Street Area	AD	Arlington Center
ARL.AE	170	Academy Street Area	AE	Arlington Center
ARL.AF	180	Mystic Street Area	AF	Arlington Center
ARL.AG	190	Russell Street Area	AG	Arlington Center
ARL.AH	200	Russell Terrace Area	AH	Arlington Center
ARL.AI		Jason - Gray Historic District		A *
ARL.AJ	220	Arlington Center Commercial Area	AJ	Arlington Center
ARL.AK	230	Central Street - Mill Brook Valley Area	AK	Arlington Center
ARL.AL	240	Schouler Court - Mill Brook Valley Area	AL	Arlington Center
ARL.AM	250	Whittemore Street - Mill Brook Valley Area	AM	Arlington Center
ARL.AN	260	Avon Place Historic District	AN	Arlington Center
ARL.AP	280	Franklin Street - Mill Brook Valley Area		Arlington Center
ARL.AQ	NW1	Brattle Street - Brattle Park Streetscape	AQ	Arlington Center
ARL.AR	NW2	Cheviot Streetscape	AR	
ARL.AS	NW3	Draper Avenue Streetscape	AS	
ARL.AT	NW4	Park Triangle - Falmouth, AT Crosby and Langley Area		A
ARL.AU	NW5	Forest Streetscape	AU	Arlington Heights
ARL.AV	NW6	Pine Streetscape	AV	
ARL.AW	NW7	Richfield Streetscape	AW	
ARL.AX	NW8	Ridge Streetscape	AX	
ARL.AZ	S10	Kelwyn Manor Subdivision	AZ	East Arlington
ARL.B		Kensington Park Historic District	B	Arlington Center
ARL.BA	NE12	Park Street Place Streetscape	BA	Arlington Center
ARL.BB	S13	Swan Street - Mill Brook Valley Area	BB	Arlington Center
	270			
ARL.BC	S14	Woodbury Street - Lancaster Road Area	BC	Arlington Heights
ARL.BE		Mount Gilboa - Crescent Hill Historic District	BE	A *

\* Has No Written Form in MHC Files

Note: This list represents the computerized inventory currently available in the MHC inventory files. Other historic properties may exist that are not on file in our office and are therefore not on this list. Call 617-727-8470 for more information.

## APPENDIX 2

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### Properties added to MHC inventory in 2017-2018 survey project

*Source: Town of Arlington, Department of Planning and Community Development, September 2018.*

Note: Inventory forms for these addresses are not yet available through the MACRIS database.

Inv. No.	Address	Construction Date
<b>ARL.1399</b>	38 Bailey Road	1928
<b>ARL.1400</b>	41 Bailey Road	ca. 1933
<b>ARL.1401</b>	42 Bailey Road	ca. 1928
<b>ARL.1402</b>	43 Bailey Road	ca. 1928
<b>ARL.1403</b>	46 Bailey Road	ca. 1926
<b>ARL.1404</b>	47 Bailey Road	ca. 1933
<b>ARL.1405</b>	50 Bailey Road	ca. 1940
<b>ARL.1406</b>	5 Bartlett Avenue	1905
<b>ARL.1407</b>	7-9 Bartlett Avenue	ca. 1887
<b>ARL.1408</b>	15-17 Bartlett Avenue	1902
<b>ARL.1409</b>	20 Bartlett Avenue	1896
<b>ARL.1410</b>	29-31 Bartlett Avenue	1896
<b>ARL.1411</b>	30 Bartlett Avenue	1896
<b>ARL.1412</b>	34-36 Bartlett Avenue	1897
<b>ARL.1413</b>	35 Bartlett Avenue	1896
<b>ARL.1414</b>	57 Bartlett Avenue	1903
<b>ARL.1415</b>	60 Bartlett Avenue	1896
<b>ARL.1416</b>	61 Bartlett Avenue	1902
<b>ARL.1417</b>	64 Bartlett Avenue	1941
<b>ARL.1418</b>	67 Bartlett Avenue	1900
<b>ARL.1419</b>	68 Bartlett Avenue	1903
<b>ARL.1420</b>	77 Bartlett Avenue	1905
<b>ARL.1421</b>	79-81 Bartlett Avenue	1912
<b>ARL.1422</b>	83 Bartlett Avenue	1925

<b>Inv. No.</b>	<b>Address</b>	<b>Construction Date</b>
<b>ARL.1423</b>	11 Churchill Avenue	1925
<b>ARL.1424</b>	14 Churchill Avenue	1925
<b>ARL.1425</b>	15 Churchill Avenue	1925
<b>ARL.1426</b>	18 Churchill Avenue	1925
<b>ARL.1427</b>	19 Churchill Avenue	1925
<b>ARL.1428</b>	22 Churchill Avenue	1925
<b>ARL.1429</b>	28 Churchill Avenue	1926
<b>ARL.1430</b>	29 Churchill Avenue	1925
<b>ARL.1431</b>	32 Churchill Avenue	1927
<b>ARL.1432</b>	33 Churchill Avenue	1925
<b>ARL.1433</b>	36 Churchill Avenue	1925
<b>ARL.1434</b>	37 Churchill Avenue	1925
<b>ARL.1435</b>	41 Churchill Avenue	1926
<b>ARL.1436</b>	44 Churchill Avenue	1930
<b>ARL.1437</b>	45 Churchill Avenue	1926
<b>ARL.1438</b>	48 Churchill Avenue	1927
<b>ARL.1439</b>	49 Churchill Avenue	1926
<b>ARL.1440</b>	52 Churchill Avenue	1927
<b>ARL.1441</b>	53 Churchill Avenue	1925
<b>ARL.1442</b>	56 Churchill Avenue	1940
<b>ARL.1443</b>	57 Churchill Avenue	1928
<b>ARL.1444</b>	64 Churchill Avenue	1925
<b>ARL.1445</b>	67 Churchill Avenue	1926
<b>ARL.1446</b>	74 Churchill Avenue	1927
<b>ARL.1447</b>	8 Endicott Road	1839
<b>ARL.1448</b>	10 Endicott Road	1929
<b>ARL.1449</b>	11 Endicott Road	1929
<b>ARL.1450</b>	12 Endicott Road	1929
<b>ARL.1451</b>	21 Endicott Road	1928
<b>ARL.1452</b>	25 Endicott Road	1932
<b>ARL.1453</b>	1-3 Field Road	1927
<b>ARL.1454</b>	4 Field Road	1926
<b>ARL.1455</b>	5-7 Field Road	1927

Inv. No.	Address	Construction Date
<b>ARL.1456</b>	8 Field Road	ca. 1927
<b>ARL.1457</b>	11 Field Road	1925
<b>ARL.1458</b>	14-16 Field Road	ca. 1927
<b>ARL.1459</b>	15 Field Road	ca. 1927
<b>ARL.1460</b>	102 Gloucester Street	ca. 1930
<b>ARL.1461</b>	112 Gloucester Street	ca. 1927
<b>ARL.1462</b>	131 Gloucester Street	ca. 1947
<b>ARL.1463</b>	135 Gloucester Street	ca. 1951
<b>ARL.1464</b>	141 Gloucester Street	ca. 1927
<b>ARL.1465</b>	144 Gloucester Street	ca. 1927
<b>ARL.1466</b>	147 Gloucester Street	1934
<b>ARL.1467</b>	153 Gloucester Street	ca. 1935
<b>ARL.1468</b>	159 Gloucester Street	ca. 1935
<b>ARL.1469</b>	97 Gray Street	1927
<b>ARL.1470</b>	141 Gray Street	1931
<b>ARL.1471</b>	145 Gray Street	1933
<b>ARL.1472</b>	289 Lake Street	1935
<b>ARL.1473</b>	295 Lake Street	1932
<b>ARL.1474</b>	309 Lake Street	1930
<b>ARL.1475</b>	5 Lockeland Avenue	1926
<b>ARL.1476</b>	6 Lockeland Avenue	1925
<b>ARL.1477</b>	9 Lockeland Avenue	1925
<b>ARL.1478</b>	10 Lockeland Avenue	1925
<b>ARL.1479</b>	11 Lockeland Avenue	1925
<b>ARL.1480</b>	12 Lockeland Avenue	1926
<b>ARL.1481</b>	16 Lockeland Avenue	1925
<b>ARL.1482</b>	17 Lockeland Avenue	1925
<b>ARL.1483</b>	18 Lockeland Avenue	1925
<b>ARL.1484</b>	21 Lockeland Avenue	1927
<b>ARL.1485</b>	22 Lockeland Avenue	1925
<b>ARL.1486</b>	25 Lockeland Avenue	1925
<b>ARL.1487</b>	26 Lockeland Avenue	1925
<b>ARL.1488</b>	31 Lockeland Avenue (21 Plymouth Street)	1925

Inv. No.	Address	Construction Date
<b>ARL.1489</b>	35-37 Lockeland Avenue	1925
<b>ARL.1490</b>	39 Lockeland Avenue	1925
<b>ARL.1491</b>	40 Lockeland Avenue	1931
<b>ARL.1492</b>	44 Lockeland Avenue	1931
<b>ARL.1493</b>	45 Lockeland Avenue	1926
<b>ARL.1494</b>	47 Lockeland Avenue	1927
<b>ARL.1495</b>	50 Lockeland Avenue	1935
<b>ARL.1496</b>	51 Lockeland Avenue	1927
<b>ARL.1497</b>	55 Lockeland Avenue	1933
<b>ARL.1498</b>	59 Lockeland Avenue	1931
<b>ARL.1499</b>	840 Massachusetts Avenue	1927
<b>ARL.1500</b>	10 Ramsdell Court	ca. 1903
<b>ARL.1501</b>	6 Schouler Court	ca. 1951
<b>ARL.1502</b>	26 Temple Street	1931
<b>ARL.1503</b>	27 Temple Street	1932
<b>ARL.1504</b>	30 Temple Street	1936
<b>ARL.1505</b>	31 Temple Street	1932
<b>ARL.1506</b>	34 Temple Street	1936
<b>ARL.1507</b>	35 Temple Street	1932
<b>ARL.1508</b>	38 Temple Street	1932
<b>ARL.1509</b>	39 Temple Street	1932
<b>ARL.1510</b>	42 Temple Street	1932
<b>ARL.1511</b>	43 Temple Street	1932
<b>ARL.1512</b>	46 Temple Street	1932
<b>ARL.1513</b>	50 Temple Street	1932
<b>ARL.1514</b>	54 Temple Street	1935
<b>ARL.1515</b>	7 Village Lane	1930
<b>ARL.1516</b>	11 Village Lane	1933
<b>ARL.1517</b>	12 Village Lane	1929
<b>ARL.1518</b>	15 Village Lane	1929
<b>ARL.1519</b>	19 Village Lane	1933
<b>ARL.1520</b>	48 Wildwood Avenue	1931
<b>ARL.1521</b>	10 Willow Court	ca. 1875

Inv. No.	Address	Construction Date
<b>ARL.1522</b>	12 Windermere Avenue	ca. 1903
<b>ARL.1523</b>	15 Windermere Avenue	ca. 1903
<b>ARL.1524</b>	18 Windermere Avenue	ca. 1907
<b>ARL.1525</b>	19 Windermere Avenue	ca. 1904
<b>ARL.1526</b>	24 Windermere Avenue	ca. 1903
<b>ARL.1527</b>	25 Windermere Avenue	ca. 1912
<b>ARL.1528</b>	31 Windermere Avenue	ca. 1924
<b>ARL.1529</b>	6 Windermere Park	ca. 1923
<b>ARL.1530</b>	9 Windermere Park	ca. 1911
<b>ARL.1531</b>	11 Windermere Park	ca. 1911
<b>ARL.1532</b>	14 Windermere Park	ca. 1911
<b>ARL.1533</b>	15 Windermere Park	ca. 1908

## APPENDIX 3

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### SAMPLE SCOPE OF WORK FOR TOWN-FUNDED SURVEY PROJECTS

Note: This Scope of Work is not appropriate for use in the correction and coordination project.

Consult with MHC preservation planners for technical assistance in drafting a suitable scope, development of which was not covered by the Scope of Work for the **Survey Master Plan**.

Items to be supplied before finalizing this Scope of Work are indicated with blank spaces or in **red**. Time frame for each phase is based on a typical 40-week survey project.

### Town of Arlington Communitywide Historic Properties Survey

## SCOPE OF WORK

### PROJECT OBJECTIVES

The purpose of this project will be to undertake an intensive-level communitywide survey of cultural and architectural resources in the Town of Arlington. This project will be structured to provide professional cultural and architectural resource survey expertise to the community. Specific project goals are as follows:

- 1) To conduct a communitywide survey to assess and document approximately \_\_\_\_\_ selected cultural and architectural resources not currently included in the *Inventory of Historically or Architecturally Significant Buildings in the Town of Arlington*, following Massachusetts Historical Commission (MHC) survey standards and methodology.
- 2) To identify contexts for National Register evaluation and to apply the National Register criteria to all resources identified in the survey;
- 3) To submit to MHC a list of individual properties and/or districts that are recommended for nomination to the National Register of Historic Places.

## METHODOLOGY

### ***The Analytical Framework:***

The communitywide survey project must incorporate MHC criteria and methodology, to current standards. (See MHC's Historic Properties Survey Manual: Guidelines for the Identification of Historic and Archaeological Resources in Massachusetts (1992), Survey Technical Bulletin #1 (1993), MHC Interim Survey Guidelines (March 1999, et seq.), MHC Interim Guidelines for Inventory Form Photographs (2009), and MHC's Interim Guidelines for Inventory Form Locational Information (2016). Both MHC survey guidelines and the tasks and products of the survey Scope of Work meet the Secretary of the Interior's Standards and Guidelines for Identification (1983).

The MHC criteria for conducting a communitywide survey are designed to identify the full range of cultural resources. Cultural resources are the physical elements in the landscape that remain from historical patterns of human activity. There are many components of a community's historical development that are associated with the location and type of surviving cultural resources. A communitywide survey should therefore relate cultural resources to historic patterns of architectural development, land use, economic development, social and demographic history, and events that had an impact on the community. The communitywide survey should recognize ethnic and cultural diversity within the community, and seek to identify cultural resources associated with the history of the minority social and cultural groups and individuals that may have played a role in the community's history.

The *MHC Reconnaissance Survey Town Report* for the town and the corresponding MHC Reconnaissance Survey Regional Report, existing survey forms, and National Register nominations on file with the MHC will provide a preliminary framework and base of information for this analysis. Individual forms and area forms will expand upon the information in the *Town Report* and will relate inventoried properties to the significant themes in the historical development of the town.

### ***Phase Meetings:***

The project consists of four phases. Project personnel – the consultant, project coordinator, and Arlington Historical Commission representative – will meet to review project progress and products at the end of each phase. Work to be carried out during each phase, and products due at the end of each phase, are described below.

### ***The Inventory:***

The communitywide survey will consider the full range of cultural resources in terms of period, theme, property type, architectural form and style, and geographic distribution. The

survey will consider all periods of architectural and historic development from the period of first colonial European presence to circa 1970. Significant themes of historical and architectural development will be identified, and resources will be related to these themes.

The community survey will identify currently undocumented buildings and structures that are architecturally and historically important in the history and development of the community. The survey will include both representative and outstanding examples of the building forms, types, and styles present in the community. Priorities for survey were established in the *Town of Arlington Historic Preservation Survey Master Plan* (2019). **A list of areas and individual properties targeted in this survey project is appended to this Scope of Work.**

MHC individual property and area inventory forms, maps and National Register recommendations will be completed and submitted to the Arlington Historical Commission and the MHC in accordance with the survey guidelines set forth in the MHC's *Historic Properties Survey Manual: Guidelines for the Identification of Historic and Archaeological Resources in Massachusetts* (1992) and *Survey Technical Bulletin #1* (1993), MHC *Interim Survey Guidelines* (March 1999 et seq.), and MHC *Interim Guidelines for Inventory Form Photographs* (2009), MHC *Interim Guidelines for Inventory Form Locational Information* (2016), as well as the Secretary of the Interior's *Standards and Guidelines for Identification* (1983, copies available from the MHC). These publications and memoranda are all incorporated into this contract by reference. The work to be carried out during each phase, and products due at the end of each phase, are described on the following pages.

## Scope of Work

### PHASE I (5 WEEKS)

#### *Tasks:*

- Start-up meeting: Meet with project coordinator and Arlington Historical Commission to discuss the scope and inventory methodology of the project and to assess the available documentary materials (AHC files, collections and existing research, maps, local histories, etc.);
- Select maps, including a working map and large-scale base map (assessor's parcel map is preferred), to identify inventoried areas and properties;
- Determine availability of electronic mapping and parcel data and of town-based GIS data suitable for use in the project;
- Review existing inventory forms on file at the MHC;

- Conduct initial research and reconnaissance survey to verify the types and geographical distribution of cultural resources selected for intensive research in the survey.
- Meet with project coordinator and Arlington Historical Commission to review the products of Phase I and discuss any research/records access issues pertaining to the resources to be surveyed.

**Products:**

- Working maps and large scale base map(s) to be used to identify inventoried properties
- + Methodology statement, specifying:
  1. Survey objectives;
  2. Summary of properties targeted for survey;
  3. Procedures to be followed in the survey and forms of products to be created;
  4. Expectations about the kind, location, and character of historic properties to be recorded;
  5. An assessment of existing documentation;
  6. A brief description of the amount and kinds of information to be gathered about the properties;
  7. Bibliography.

Phase I will be completed by **DAY, DATE, YEAR.**

**PHASE II (8 WEEKS)**

**Tasks:**

- Conduct continued architectural assessments and documentary research to identify important historic themes, events, and persons for the survey target areas, with particular attention to substantially synthesizing and supplementing the information already available. Research collections, should include relevant local, regional and state library and archive collections, as well as web-based research sites.
- Prepare list of specific areas and properties to be surveyed, indicating any recommended modifications to list appended to this Scope of Work.
- Complete representative draft inventory forms for different property types.
- Meet with project coordinator and Arlington Historical Commission to review property list and draft forms.

**Products:**

- List of properties to be surveyed, arranged alphabetically by area, then by street address
- Representative draft inventory forms, to be submitted in both hard copy and MS Word format.

Phase II will be completed by **DAY, DATE, YEAR.**

**PHASE III (20 WEEKS)**

**Tasks:**

- Conduct intensive research of properties selected for inventory
- Identify contexts for National Register evaluation and apply National Register criteria to inventoried areas and resources;
- Prepare draft list of all areas and resources recommended for National Register nomination;
- Prepare inventory forms with photographs and property location maps. Forms for any surveyed properties listed in the State Register of Historic Places must be marked at top front with appropriate designation code and date.
- Submit draft inventory forms with photographs, draft National Register contexts, and National Register recommendation to Arlington Historical Commission for review and comment (comments to be incorporated during Phase IV).
- In consultation with MHC survey and MACRIS staff, develop lettering and numbering system for inventoried properties (numbers to be incorporated during Phase IV).
- Meet with project coordinator and Arlington Historical Commission to review the draft survey forms and National Register nomination recommendations.

**Products:**

- Unnumbered complete draft inventory forms for approximately \_\_\_\_ areas and properties with photos and locus maps for all areas, buildings, sites, structures, and parks/landscapes. (This information may optionally be submitted in electronic form only for this project phase [CD or DVD].)
- Draft discussion of National Register contexts and list of all areas and resources recommended for National Register nomination

Phase III will be completed by **DAY, DATE, YEAR.**

## PHASE IV (7 WEEKS)

### Tasks:

- Add inventory letters/numbers to forms, if these were not added in Phase III.
- Name MS Word files to conform to MHC file-naming convention.
- Complete National Register Criteria Statement forms to be attached to appropriate inventory forms.
- Prepare base map(s) identifying inventoried properties.
- Prepare street index of inventoried areas and properties.

### Products:

- Hard-copy numbered MHC inventory forms for approximately \_\_\_\_ areas and properties (two sets with original photographic prints: one for MHC and one for the Arlington Historical Commission. Inventory forms must be printed on 24 lb. bond paper of at least 25% cotton fiber content. Photographs must be 3½" x 5½" or 4" x 6" digitally produced ink jet prints using MHC-approved printer/paper/ink combinations that produce prints with a minimum 75-year permanence rating. (The paper inventory forms should incorporate the electronic version photograph(s) in addition to an attached photographic print. Only one archival permanent paper print, of the primary view or view on the cover page of the form, is required.)
- Large-scale base map(s) with all inventoried areas and properties identified by inventory number (two sets: one for MHC and one for the Arlington Historical Commission).
- Survey Final Report (two *paginated, unbound* copies (one for MHC, one for Arlington Historical Commission) which will include the following sections:
  1. Abstract;
  2. Methodology statement, including survey objectives, assessment of previous research, selection criteria, procedures followed in the survey, description of products and accomplishments and an explanation of how results of survey differed from those expectations;
  3. Street index of inventoried properties. Areas will be listed separately at the beginning, arranged alphabetically by area name. Individually inventoried properties follow, arranged alphabetically by street name. Property name (if any) and inventory number also will be included on this list;
  4. Final discussion of National Register contexts and list of recommendations for areas and properties to be nominated to the National Register of Historic Places
  5. Further study recommendations; and
  6. Bibliography.

- CD containing a MS Word file for each inventory form. Each Word file should conform to MHC file naming convention, and incorporate photograph(s) and map(s). The CD should also include an MS Word version of the final survey report.
- A separate CD containing high-resolution JPG or TIF images for surveyed properties, identified by street address or MACRIS number, following MHC file naming convention for photographic images.

\*\*The Survey Final Report should identify the community repository and/or municipal office(s) where completed survey documentation (inventory forms, base maps and final report) will be made available to the public.

***Phase IV will be completed and submitted to the Arlington Historical Commission by DAY, DATE,  
YEAR.***

Append to the Scope of Work a list of areas and properties targeted for survey in this project, per the recommendations of the *Historic Preservation Survey Master Plan* (2019), as amended.

## **APPENDIX 4**

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### ***KnowHow #6: Information and Assistance from the Massachusetts Historical Commission***

This information sheet also is available in PDF format (without Arlington-specific annotations) through the MHC website: <http://www.sec.state.ma.us/mhc/mhcpdf/knowhow6.pdf>.

# KnowHow #6

INFORMATION AND ASSISTANCE FROM THE MASSACHUSETTS HISTORICAL COMMISSION

## *Historic Properties Inventory Forms*

### **1. What is an MHC inventory form?**

Massachusetts Historical Commission inventory forms are the primary means for recording information on historic and archaeological resources in the Commonwealth. The forms are designed to record information on the location, appearance, and condition of these resources. They also allow the recording of information on the history of the resources, including their uses and the people and activities associated with them over time. Finally, inventory forms provide an evaluation of the significance of resources relative to similar properties and sites in a local or statewide context. Current photographs are attached to the forms, which also include a map showing the location of the resource.

### **2. Are there different types of inventory forms?**

Yes. The MHC has developed standard inventory forms for ten categories of cultural resources: buildings, structures, objects, bridges, areas, parks and landscape features, burial grounds, streetscapes, historic archaeological sites, and prehistoric archaeological sites.

### **3. Who fills out MHC inventory forms?**

Most inventory forms are completed by local historical commissions or by professional historic survey consultants working for local historical commissions. Inventory forms also are completed by municipal planning and community development offices and by local historic district commissions. Avocational and professional archaeologists complete inventory forms for historic and prehistoric archaeological sites. State and federal agencies complete inventory forms for historic properties under their ownership or properties that may be affected by their activities. Planners for both public and private projects subject to state or federal licensing, funding, or permitting may prepare inventory forms for historic properties potentially affected by the project. Historic preservation organizations, local historical societies, property owners, and other individuals and groups all regularly submit inventory forms for historic properties to the MHC.

### **4. Where are these inventory forms kept?**

The Inventory of Historic and Archaeological Assets of the Commonwealth, also known as the statewide inventory, is a public record and therefore available for public use at the MHC office. Information on an estimated quarter-million historic properties is included in these files. The historic properties inventory forms are arranged by town and indexed by street address. In addition to the inventory forms, the statewide inventory files include information recorded on maps, in reports, and on computer database files.

Within local government, local historical commissions maintain a duplicate set of inventory forms, with original photographs, for their respective communities. Photocopies of local inventory forms often are available for public use at municipal libraries, offices, town halls, or other local repositories. Contact your local historical commission for more information on the location and availability of forms in your city or town. Remember that the MHC receives inventory information from many sources statewide, and may have forms and other materials not included in local files. Only forms on file with the MHC, however, are considered part of the Inventory of Historic and Archaeological Assets of the Commonwealth.

### **5. Can users search for specific information in the statewide inventory?**

Yes. The MHC has developed a computer database, the Massachusetts Cultural Resource Information System (MACRIS), that has significantly improved a user's ability to locate information in MHC's inventory files. MHC staff is able to search the historic properties database for a wide variety of attributes or combination of attributes, including (to name just a few) historic name, date of construction, architect's name, architectural style, historic use, or building material. Researchers can then use the resulting database reports to locate more detailed information on the inventory forms.

(over)

## **KnowHow #6**

### **6. In what other ways are inventory forms used and who uses them?**

Inventory forms are the foundation of municipal historic preservation efforts, and local historical commissions should keep other local government boards and officials aware of the availability of the inventory as a planning tool. Local inventories support the establishment of specific historic preservation tools, such as local historic districts and demolition review measures, and aid in their administration. Information from inventory forms finds its way into local classrooms, walking tours, historic marker programs, local comprehensive plans, and publications. Through their use, inventory forms help to raise public appreciation for and understanding of historic properties and sites.

Inventory forms also are the fundamental research and planning document supporting the MHC's efforts to evaluate and protect cultural resources. At the MHC, project planners and MHC staff consult the inventory files to determine whether historic resources are present in a project area and, if so, to assess the potential impacts of projects on historic resources. MHC staff also uses the inventory to determine whether historic properties are eligible for listing in the National Register of Historic Places; information from the inventory can be the basis for preparing a National Register nomination. Historians, students, property owners, realtors, and journalists are among the users who consult inventory forms regularly at the MHC. Location scouts even use the inventory to find possible settings for film and television shoots!

### **7. Does completing an inventory form place a property in the State or National Registers of Historic Places?**

No. The inventory form is simply a record of information on a historic property. It does not give a property any official historic designation. Properties are listed in the State Register of Historic Places only when they have received one of several historic designations established under local, state, or federal law. A list of these designations is available from the MHC. Properties are listed in the National Register of Historic Places through a multiple step nomination process

administered by the MHC and the National Park Service. For further information, see MHC's *Know How #3: What You Need to Know About Listing in the National Register*.

### **8. Does inclusion in the statewide inventory place any restrictions on a property or its use?**

No. However, inventory forms may be used to implement various locally adopted historic preservation mechanisms. Local demolition review, site plan and design review, and zoning overlays may cite the local inventory as a basis for identifying properties that are subject to the provisions of the ordinance or bylaw.

*See below for Arlington Demolition Delay Bylaw.*

### **9. Where can I get inventory forms or help in preparing an inventory form?**

First contact your local historical commission or the MHC to determine whether an inventory form has already been completed for the property in question. If not, ask your local historical commission for assistance in completing a form. Detailed instructions for completing all inventory forms are included in MHC's *Historic Properties Survey Manual*, on file with your local historical commission, and also available from the State Bookstore (617) 727-2834. Blank inventory forms and instructions for completing specific forms are available from the MHC.

Know How #6 has been financed in part with Federal funds from the National Park Service, U. S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior.

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**Office for Equal Opportunity**  
U. S. Department of the Interior  
1849 C Street NW, Room 1324  
Washington, D. C. 20240

*Per Historically or Architecturally Significant Buildings (Town Bylaws, Title VI, Article 6), the Arlington Historical Commission maintains a separate list of buildings the Commission has found significant for the purposes of demolition review.*

**William Francis Galvin**

Secretary of the Commonwealth

Chairman, Massachusetts Historical Commission

Massachusetts Archives Building, 220 Morrissey Boulevard, Boston, MA 02125

Phone: (617) 727-8470 Fax: (617) 727-5128

Website: [www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

## APPENDIX 5

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### ***Base Map with Areas and Properties Recommended for Survey***

Areas and properties recommended for documentation with Massachusetts Historical Commission inventory forms are illustrated on a separate base map appended to this plan. This map was prepared in cooperation with the Town of Arlington GIS and Department of Planning and Community Development staff.

The base map reflects the neighborhood survey units identified as a framework for organizing this plan. For a map showing the survey unit boundaries only, see page 7.



# **Massachusetts State Historic Preservation Plan 2018–2022**

**William Francis Galvin  
Secretary of the Commonwealth  
MASSACHUSETTS HISTORICAL COMMISSION  
220 Morrissey Boulevard  
Boston, MA 02125**



**July 26, 2018**



Brona Simon  
*Executive Director*  
*State Historic Preservation Officer*  
Massachusetts Historical Commission

Prepared by:  
Christopher C. Skelly  
Director of Local Government Programs  
Massachusetts Historical Commission

220 Morrissey Boulevard  
Boston, MA 02125  
617-727-8470  
Fax: 617-727-5128  
<http://www.sec.state.ma.us/mhc>  
mhc@sec.state.ma.us

On the cover:

The Ames Shovel Works, in Easton, listed in the National Register of Historic Places, features stone, brick, steel-frame, and wood-frame buildings constructed between 1852 and 1928. Proposed for substantial demolition, the town of Easton rallied to save the site, through the imposition of a demolition delay, the creation of a local historic district, and the allocation of Community Preservation funds to support the financing of an historically appropriate rehabilitation. The restoration of the complex and its adaptive reuse as housing was aided by state and federal historic rehabilitation tax credits. The rehabilitation achieved LEED for Homes Silver and Gold certification, and repurposed eight historic buildings into 113 mixed-income rental housing units. The rehabilitation received a 2015 MHC Preservation Award.

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*The rehabilitated Drury Academy/Colegrove Park Elementary School in North Adams was awarded a Massachusetts Historical Commission Preservation Award in 2016.*



# Introduction

Although historic preservation efforts began in Massachusetts well before the arrival of the 20<sup>th</sup> century, it was the mid-20<sup>th</sup> century that marked a distinct change in how we, as a state, approached historic preservation.

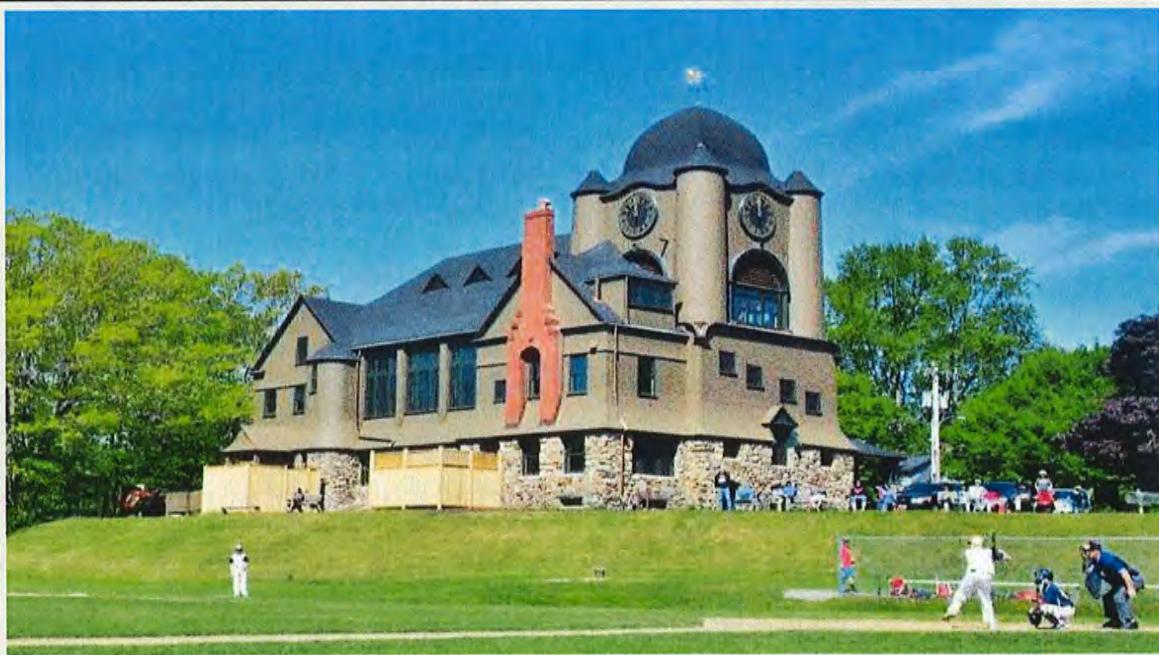
Reacting to individual threats to historic resources was no longer satisfactory. With urban renewal and new highway construction clearing whole city neighborhoods, and suburban development obliterating open spaces, it was clear that statewide preservation planning efforts were needed.

As a result, new state legislation was passed in 1963 that established the Massachusetts Historical Commission and encouraged cities and towns to establish their own, local historical commissions. From that time onward, historic preservation planning in Massachusetts has been a partnership

between the Massachusetts Historical Commission, local governments, nonprofit organizations, state agencies, as well as many other organizations and individuals.

During 2013, the Massachusetts Historical Commission celebrated 50 years of historic preservation planning. We reflected on our earliest efforts, recognized our collective accomplishments with our preservation partners and contemplated what the future held for all of us.

This State Historic Preservation Plan for 2018-2022 continues this approach as we focus on how best to bring the past into the future.



*The rehabilitation of Essex Town Hall received a 2017 MHC Preservation Award.*

# Over Fifty Years of Statewide Historic Preservation Planning

As part of our 50<sup>th</sup> anniversary, the Massachusetts Historical Commission undertook a retrospective look at historic preservation planning in the Commonwealth from the 1960s forward.

The research demonstrated the short and long-term benefits of statewide preservation planning and that the basic relevance of preservation planning in protecting historic resources has not changed.

One of the first statewide preservation planning documents published by the Massachusetts Historical Commission dates from 1967. Entitled the *Massachusetts Historic Preservation Program*, the report includes policies, goals, and recommendations that remain just as relevant today as they were more than 50 years ago.

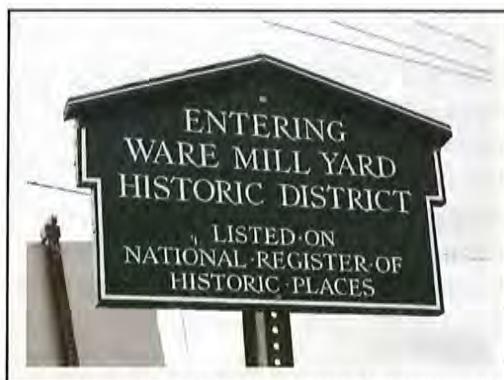
## Preservation Planning

The document recognized the foundational aspect of historic preservation planning: identification, evaluation, and protection. This three-step planning process remains just as relevant today throughout the preservation community.

## Local Historical Commissions

At the time of the 1967 report there were only 22 local historical commissions in the state. The report noted that a "local

historical commission is by far the best device both for obtaining information, and for communication. Every effort is being made to encourage the setting up of such commissions." Today, nearly every city and town has a local historical commission. Over 50 years later, the local historical



commissions remain essential partners for information and communication.

## Computerization

Early efforts to organize and computerize historic resources data were referenced in the recommendation to "provide a data bank of historic and archaeological sites and structures in Massachusetts for use by state and local planning agencies." Today, the Massachusetts Cultural Resource Information System (MACRIS) offers online access to data, mapping, and the scanned survey forms.

## Quality of Life

As the environmental movement of the late 1960s gained traction, the report states that "we must give the same type of attention to historic preservation that we are now giving to air and water pollution, to the problems of urban sprawl and blight, to the increasing need for open space and recreational resources, and to the other problems we face in creating and maintaining a quality environment." The preservation of historic resources in all our cities and towns adds

greatly to the quality of life here in Massachusetts.

#### Public Outreach and Education

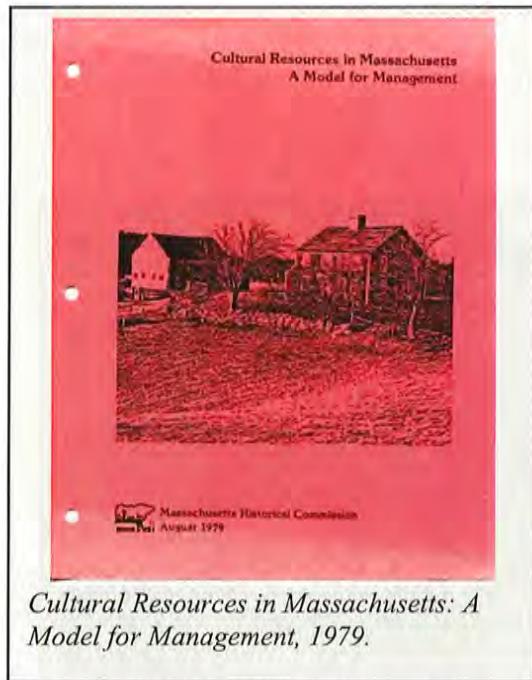
*"Stimulate the interest of our people in their heritage"* demonstrates the early recognition that outreach and education are primary factors in a successful historic preservation program. The Massachusetts Historical Commission, Preservation Massachusetts, local historical commissions, local historical societies, and local nonprofit preservation advocacy organizations remain committed to increasing public awareness and appreciation.



*Sandy Pond School, Ayer, listed in the National Register of Historic Places in 2017.*

# State Historic Preservation Plans

In 1979, the Massachusetts Historical Commission prepared its first state historic preservation plan, known as *Cultural Resources in Massachusetts: A Model for Management*.



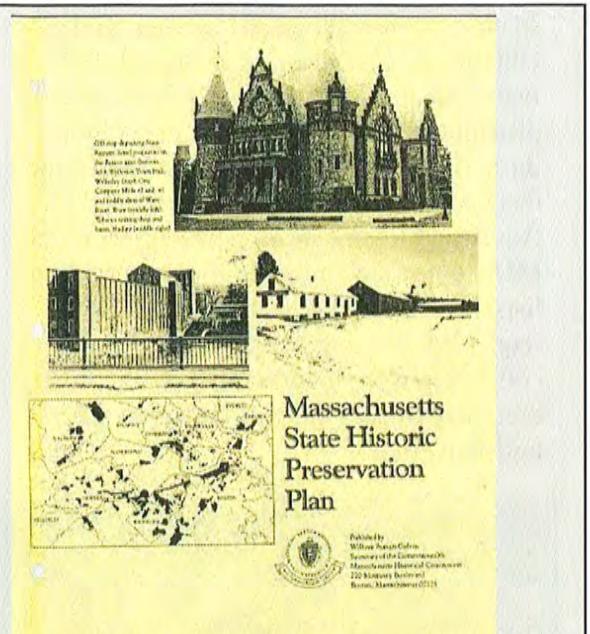
Then, beginning in 1995, the Massachusetts Historical Commission began preparing a state historic preservation plan every five years. As the State Historic Preservation Office, the Massachusetts Historical Commission (MHC) is responsible for taking the lead in preparing the five-year state historic preservation plan. While the plans are meant to be useful for all preservation partners at the local, state, and national levels, the Massachusetts Historical

Commission is typically the primary user of the state historic preservation plan.

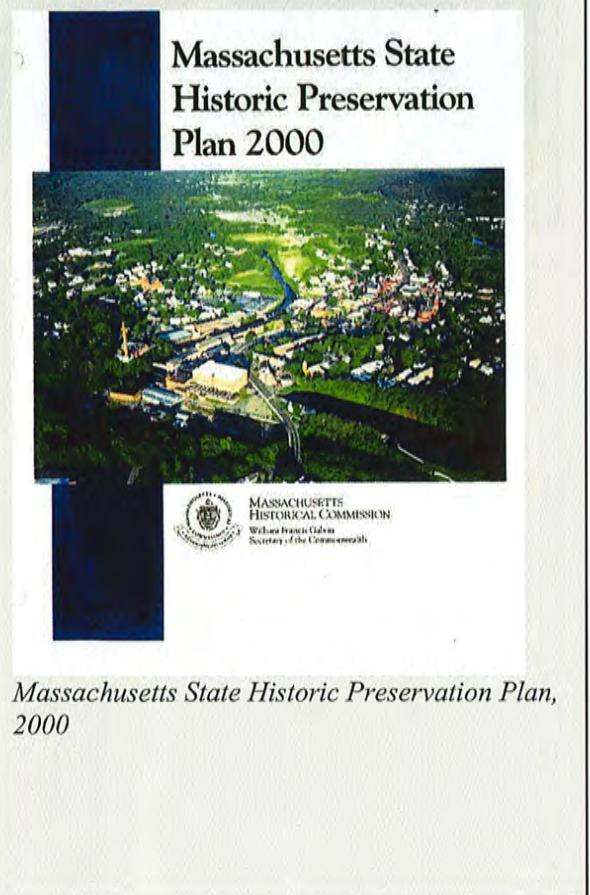
The preservation community in Massachusetts includes well over 500 organizations as well as many more organizations directly involved with historic resources or with the management of historic resources. At over 450, local historic district commissions and historical commissions make up the majority of the preservation organizations statewide.

For the Massachusetts Historical Commission this plan has particular importance. Each year, the Massachusetts Historical Commission develops an Annual Work Program, based on the State Plan, that describes the implementation priorities and the specific tasks necessary to accomplish the goals of the State Plan within existing legislative, funding, and staffing opportunities and constraints. The MHC is responsible for ensuring that its programs and activities further the broad goals, objectives, and priorities outlined in this plan.

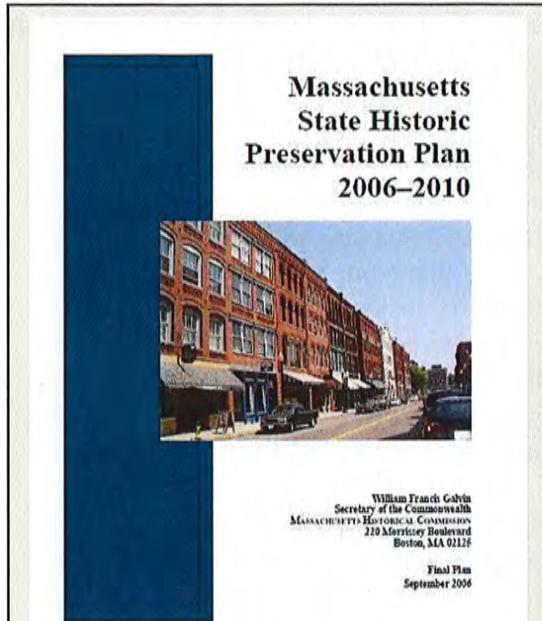
These plans reflect the input, discussion, and hard work of many individuals representing many different agencies and groups. Its goal is to provide all of the preservation partners, including municipal governments, state agencies, regional and statewide organizations, and the Massachusetts Historical Commission with a clear direction on how best to protect the irreplaceable historic and cultural resources of Massachusetts.



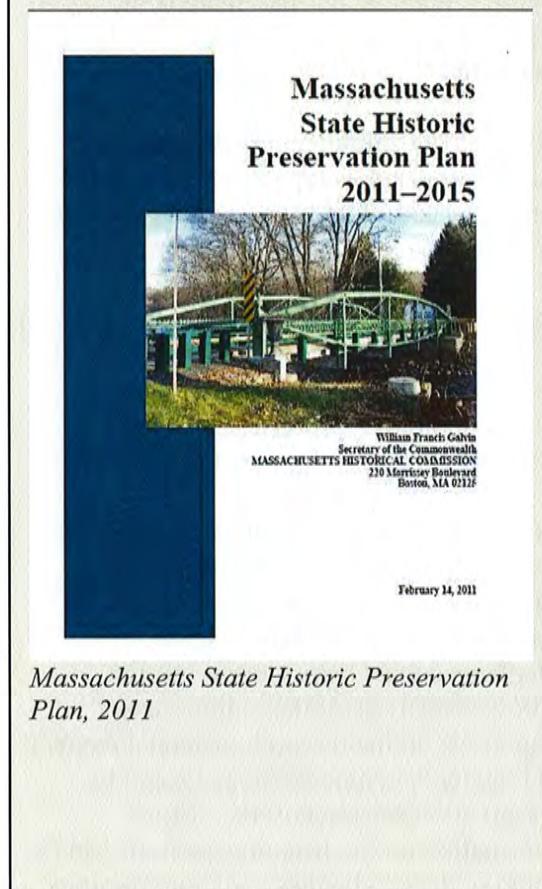
*Massachusetts State Historic Preservation Plan,  
1995*



*Massachusetts State Historic Preservation Plan,  
2000*



*Massachusetts State Historic Preservation Plan,  
2006*



*Massachusetts State Historic Preservation Plan,  
2011*

In the 2011-2015 state historic plan, the plan was re-organized into three main sections. These were Major Accomplishments, Current Challenges, and Goals and Objectives. Major Accomplishments reviews what was accomplished during the previous state planning cycle based on the goals of that plan. Current Challenges is meant to consider the challenges that remain. Goals and Objectives provides a plan for what needs to be accomplished over the next five years. This format continues for the next version of the plan.

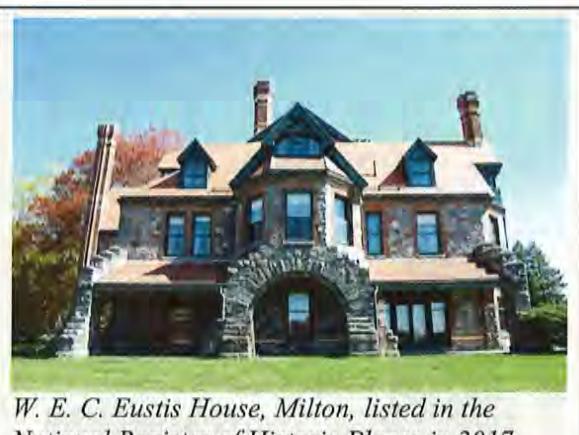
### **The Massachusetts State Historic Preservation Plan 2018–2022**

The development of the 2018-2022 State Historic Preservation Plan began with the preliminary work of reviewing recent state historic preservation plans from around the country, revising our list of advising organizations, and reviewing a variety of useful documents and websites.

To begin our public outreach, a list of questions was developed to include in an online survey. The online survey was sent to all our Advising Organizations and promoted through the MHC e-newsletter and several statewide listserves. A list of our Advising Organizations can be found at the end of this section. The survey questions and summarized responses are included in the Challenges and Opportunities section.

Next, responses to each objective from the previous plan were developed utilizing public outreach, online research, and personal contact. Developing the Challenges and Opportunities section followed analysis of the online survey responses, online research, personal contact, and the ten listening sessions hosted by Preservation Massachusetts. More information on the listening sessions can be found in the Challenges and Opportunities

section. In the fall of 2017, Goals and Objectives were developed to address identified needs. A draft state plan was distributed in October, 2017, providing thirty days of public comment. Electronic distribution of the document included the Advising Organizations, subscribers to the MHC e-newsletter and to the preservation listserve. Hard copies were sent out as requested. During November, 2017, comments were incorporated, with a final draft sent to the National Park Service in mid-November.



*W. E. C. Eustis House, Milton, listed in the National Register of Historic Places in 2017.*

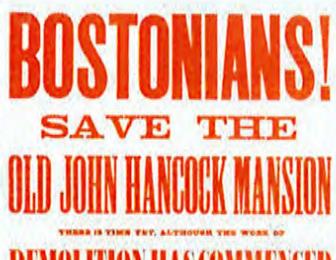
# History of Historic Preservation Planning in Massachusetts

Below is a timeline of legislation, events, and documents that have shaped historic preservation efforts in Massachusetts over the past 150 years.

## 1848

The 1699 John Sheldon House in Deerfield is demolished despite an organized historic preservation campaign to save it.

## 1863



The John Hancock House in Boston is demolished.

## 1876

The Old South Meetinghouse in Boston is saved from demolition.

## 1881

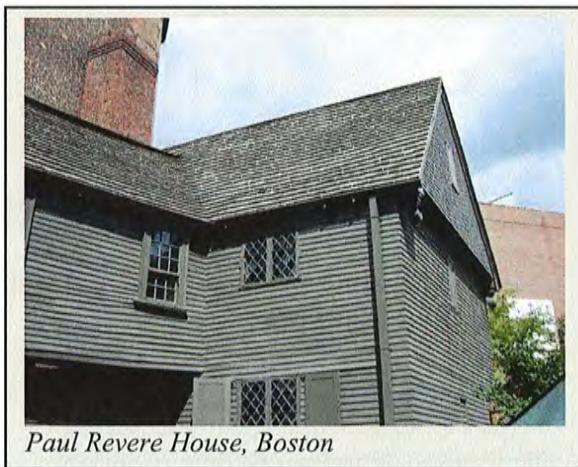
The Old State House in Boston is saved by a citizens group that later becomes the Bostonian Society.

## 1891

The Trustees of Reservations is established.

## 1893

The Metropolitan District Commission is established.



*Paul Revere House, Boston*

## 1898

The Mount Greylock Reservation Commission established.

## 1908

The House of Seven Gables in Salem is restored for the Salem Settlement House Association.

The Paul Revere House is opened to the public.

### 1909

The 1768 Jeremiah Lee Mansion is acquired by the Marblehead Historical Society.



*The Gropius House, 1938, owned by Historic New England.*

is restored with public and private funds.

### 1927

Relocated historic buildings are incorporated into Storrowtown in West Springfield.

### 1934

The Historic American Buildings Survey



*Salem Maritime National Historic Site.*

begins an architectural recording program in Massachusetts.

### 1938

Salem Maritime National Historic Site becomes the first national historic site in the national park system.

### 1939

The Massachusetts Archaeological Society is founded.

### 1944

Historic Salem, Incorporated is founded.

### 1946

Old Sturbridge Village is opened to the public.

### 1947

Plimoth Plantation is established.

### 1949

National Trust for Historic Preservation is founded.

### 1952

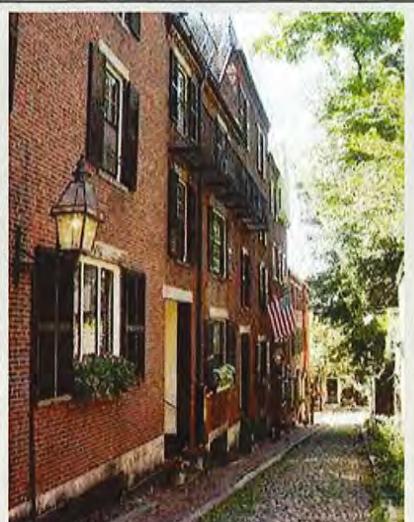
Historic Deerfield is incorporated.

### 1954

The federal Housing Act is passed, which provides financial incentives for urban renewal plans that would demolish entire neighborhoods.

## 1955

Local Historic Districts on Beacon Hill and Nantucket are established as the first local historic districts in Massachusetts.



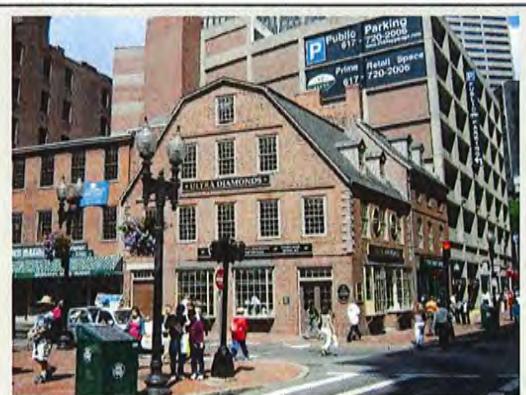
*Beacon Hill Local Historic District was established in 1955.*

## 1956

The Federal Aid Highway Act is passed providing federal funds for new highways and sparking concerns over demolition of urban neighborhoods.

## 1959

Minute Man National Historical Park is established.



*Old Corner Bookstore*

## 1960

Massachusetts General Law Chapter 40C – The Local Historic Districts Act is passed.

Historic Boston Incorporated is founded and saves the Old Corner Bookstore from demolition.

Demolition of the West End in Boston begins under urban renewal plans.

Hancock Shaker Village in Pittsfield is founded.

## 1962

The Waterfront Historic Area League is founded in New Bedford in response to urban renewal plans.

## 1963

Massachusetts Historical Commission is established.

Massachusetts General Law Chapter 40 Section 8d is passed, which clarifies the role of local historical commissions in cities and towns of the state.

Cambridge Historical Commission is established.

## 1964

The Museum of African American History is founded.

## 1966

The National Historic Preservation Act is passed, which establishes the National Register of Historic Places, the Advisory Council of Historic Preservation, and State Historic Preservation Offices.

## 1969

Chapter 666 of the Acts of 1969/Massachusetts General Law Chapter 184 is passed providing statutory authority for historic preservation restrictions.

The Worcester Heritage Society is founded. Today, it is known as Preservation Worcester.

## 1970

Governor Sargent declares a moratorium on highway projects within the Route 128 area. Plans to demolish downtown Newburyport as part of an urban renewal plan are reversed.

## 1971

The position of State Archaeologist is established through state law.

The Massachusetts Historical Commission is established as the State Historic Preservation Office for the purpose of the National Historic Preservation Act.

Plans to demolish downtown Salem are reversed.

## 1972

The Springfield Preservation Trust is founded.

City Conservation League is formed to oppose demolition of Jordan Marsh building in Boston.

## 1973

The Old King's Highway Regional Historic District is established covering portions of six towns on Cape Cod.

## 1974

The Martha's Vineyard Commission is established.

## 1975



*The Old King's Highway Regional Historic District on Cape Cod.*

Jordan Marsh building in Boston is demolished.

Boston Landmarks Commission is established pursuant to Chapter 772 of the Acts of 1975.

## 1976

The Tax Reform Act is passed by Congress, providing financial incentives that encourage preservation and rehabilitation of historic buildings.

Faneuil Hall Marketplace opens.

Boston University Preservation Studies Program is established.

## 1978

Boston Preservation Alliance is founded.

Lowell National Historical Park is established.

## 1979

The Massachusetts Historical Commission adopts a comprehensive statewide preservation planning document known as Cultural Resources in Massachusetts: A Model for Management.

The Massachusetts Historical Commission initiates the statewide reconnaissance survey of historic and archeological resources.

The State Building Code is amended to provide exemptions for listed properties.

The City of Cambridge establishes the first demolition delay ordinance.

## 1980

The State Archaeologist's regulations for archaeological field investigation are promulgated.

## 1981

The Massachusetts Association of Olmsted Parks is established.

## 1982

The State Register of Historic Places is established by state law.

## 1983

The Unmarked Burial Law is passed in order to protect Native American burial sites and to ensure consultation with the Massachusetts Commission on Indian Affairs.

The City of Cambridge establishes an ordinance for neighborhood conservation districts.

The Lowell Historic Board is established by a special act of the state legislature.

Olmsted in Massachusetts-The Public Legacy is developed.

## 1984

The Massachusetts Preservation Projects Fund is established at the Massachusetts Historical Commission.

## 1985

Historic Massachusetts, Incorporated, the statewide advocacy organization for historic preservation is established. Today, it is known as Preservation Massachusetts.

## 1986

The Blackstone River Valley National Heritage Corridor is established.



*Draper Mill in Hopedale, part of the Blackstone River Valley National Heritage Corridor.*

## 1987

The Massachusetts Historical Commission develops the Massachusetts Cultural Resources Inventory System (MACRIS) and initiates computerization of inventory forms.

The Wampanoag Tribe of Gay Head (Aquinnah) receives federal recognition.

#### 1988

The Massachusetts Historical Commission's statute is amended to expand the membership of the full commission and to clarify MHC review authority. (MGL Ch. 9 Sections 26-27C)

The Massachusetts Historical Commission promulgates new State Register review regulations.

#### 1990

The Cape Cod Commission is established.

#### 1992

First annual Massachusetts Archaeology Week.

#### 1994

The Special Commission on Historic Preservation is formed to review issues and develop statewide recommendations. The 24-member Commission includes legislators, preservation organizations, state agencies, and the development community.

#### 1995

The Massachusetts Historical Commission begins preparing five-year state historic preservation plans to meet National Park Service multi-year planning requirements for all state historic preservation offices. The five-year plan provides the framework necessary for developing annual work programs, outreach efforts, technical assistance, grant allocation, and preservation partnerships.

#### 2000

The Community Preservation Act is passed.

The Massachusetts Historical Commission prepares the State Historic Preservation Plan for 2001-2005.

#### 2001

The Department of Conservation and Recreation launches the Heritage Landscape Inventory Program.



*The Concord Town House, rehabilitated with Community Preservation Act funds.*

#### 2004

The Massachusetts Historic Rehabilitation Tax Credit is enacted as a pilot program.

Massachusetts Archaeology Month begins.

#### 2005

The Massachusetts Historical Commission prepares the State Historic Preservation Plan for 2006-2010.

The annual cap on the Massachusetts Rehabilitation Tax Credit program is increased to \$50 million per year.

**2007**

The Mashpee Wampanoag Tribe receives federal recognition.

**2009**

The Freedoms Way National Heritage Area established.

**2010**

The Massachusetts Historic Rehabilitation Tax Credit program is extended to expire on December 31, 2017.

The Massachusetts Historical Commission completes the State Historic Preservation Plan for 2011-2015.

**2013**

The Massachusetts Historical Commission celebrates its 50<sup>th</sup> Anniversary.

**2016**

The National Historic Preservation Act celebrates its 50<sup>th</sup> Anniversary

# A Statewide Overview

In seeking input on the development of this plan, the Massachusetts Historical Commission compiled a broad list of state agencies, regional planning agencies, local boards and commissions and nonprofit organizations. This list became the Advising Organizations. The full list can be found at the end of this section. Numbering over 80, it demonstrates the breadth of organizations involved with historic preservation in Massachusetts. For many of these organizations, historic preservation is a core mission of their work. For others, historic preservation is but one of many aspects of their work. This section of the state historic preservation plan briefly describes, by category, the role of the Massachusetts Historical Commission and other organizations involved in historic preservation efforts.

## The Massachusetts Historical Commission

The Massachusetts Historical Commission was established in 1963 by the State Legislature to identify, evaluate, and protect the important historical and archaeological assets of the Commonwealth. Preservation programs at the Massachusetts Historical Commission include the Inventory of Historic and Archaeological Assets of the Commonwealth, the National Register of Historic Places, Local Government Programs, Survey and Planning Grants, Massachusetts Preservation Projects Fund Grants, reviews of state and federally funded or licensed projects, federal and state historic rehabilitation tax credits, annual preservation awards, and Archaeology Month. The Massachusetts Historical Commission is also the office of the State

Historic Preservation Office and the State Archaeologist. The Commission, which is also the State Review Board, consists of eighteen members appointed from various disciplines. Professional staff includes architectural historians, architects, archaeologists, and preservation planners.

The Inventory of Historic and Archaeological Assets of the Commonwealth has been compiled and maintained by the MHC since its creation in 1963 and has grown to include records on an estimated 200,000 properties and sites. The



*Dana Common Historic and Archaeological District was listed in the National Register of Historic Places in 2013.*

inventory includes buildings, structures, sites, objects, areas, parks, landscapes, and burial grounds. Inventory information is recorded on MHC inventory forms, following standards and guidelines set forth in the MHC's *Historic Properties Survey Manual*.

The National Register of Historic Places is a program of the National Park Service administered in Massachusetts by the Massachusetts Historical Commission. Properties listed in the National Register include districts, sites, structures, buildings, and objects that are significant in American history, architecture, archaeology, engineering, and culture. The National

Register of Historic Places is the official list of the nation's cultural resources worthy of preservation.

Through Local Government Programs, the Massachusetts Historical Commission provides assistance and advice to local commissions through publications, compiled resource material, regional workshops, electronic communication, DVDs, and daily inquiries.

The annual MHC Survey and Planning Grant program is utilized primarily by local commissions for historic property survey, National Register nominations, design guidelines, and educational outreach materials. Depending on funding availability, these grants are sometimes limited to Certified Local Governments.

Administered by the Massachusetts Historical Commission, the Massachusetts Preservation Projects Fund supports the preservation of historic properties, listed or



*The Massachusetts Preservation Projects Fund at work on the Goshen Town Hall.*

in certain circumstances, eligible for listing in the State Register of Historic Places. Properties must be in municipal or nonprofit ownership and can include pre-development and development projects consisting of stabilization, protection, rehabilitation, and restoration.

The MHC is authorized by state and federal law to review and comment on certain state and federally licensed, permitted, or funded projects to determine whether the proposed project will have an adverse effect on significant historic or archaeological properties.

The Federal and State Historic Rehabilitation Tax Credits are also administered through the Massachusetts Historical Commission. These tax credits are available to certified rehabilitation projects on income-producing properties.

The State Archaeologist, whose permits ensure that important archaeological resources are properly conserved, oversees archaeological excavations on public lands or on lands in which the Commonwealth has an interest. The State Archaeologist also reviews development projects that affect archaeological properties and negotiates solutions to protect the sites.

### **Preservation Massachusetts, Incorporated**

Preservation Massachusetts, Incorporated is the statewide nonprofit advocacy organization for historic preservation. It advocates for significant historic resources through such initiatives as the Endangered Historic Resources List. At the state level, PM advocates for policies, funding, and tax incentives that help to preserve historic and cultural resources. The Massachusetts Preservation Coalition, a network of local, statewide, private and public historic preservation organizations, is coordinated by Preservation Massachusetts.

### **Municipal Governments**

The 351 cities and towns of Massachusetts remain at the forefront of historic preservation. The local historical



*A meeting of the Lawrence Historical Commission.*

commissions and historic district commissions constitute the bulk of historic preservation planning efforts statewide and are responsible for leading efforts that update and expand historic property survey, nominate properties to the National Register of Historic Places, educate the public about historic resources, advocate for significant historic resources and establish and/or administer local bylaws and ordinances that protect historic resources. Local historic district study committees investigate the establishment of local historic districts when no local historic district exists in the municipality. In those towns with the Community Preservation Act, Community Preservation Committees recommend historic preservation projects for funding. Other local boards and commissions such as select board, planning board, zoning boards of appeal, and conservation commissions may have an indirect role in historic preservation. Additionally, many historic properties are owned by city and town governments such as town halls, city halls, libraries, schools, burial grounds, parks, monuments, and so on. The role of the local legislative body, either city council or town meeting, crafts local bylaws and ordinances such as demolition delay, local historic districts, and architectural preservation districts.

### **Tribal Historic Preservation Officers**

The Tribal Historic Preservation Officers are responsible for historic preservation on tribal lands. This may include identifying significant properties, nominating properties to the National Register, and consulting directly with federal agencies in a government-to-government relationship regarding potential project effects to sites of traditional and religious significance to the tribes.

### **Regional Planning Agencies**

The regional planning agencies provide planning assistance in their region on master planning, economic development, community development, land use, transportation, mapping, housing, and historic preservation as well as other areas. There are thirteen regional planning agencies in Massachusetts with two regional planning agencies having professional preservation planners on staff. These are the Cape Cod Commission and the Pioneer Valley Planning Commission.



*Local Historical Commission training in cooperation with the Cape Cod Commission.*

### **Local and Regional Organizations**

A wide variety of local and regional organizations exist in Massachusetts. Many of these organizations are advocacy organizations for their locality or region.

Others are museum organizations focusing on a particular locale or period. Together, these organizations offer expertise and insight on a diverse range of historic resources.

### **State Agencies**

Besides the Massachusetts Historical Commission, there are many state agencies that have a direct or indirect role in historic preservation. Many state agencies, such as the Department of Conservation and Recreation and the Massachusetts Department of Transportation, are owners of historic properties such as buildings, bridges, monuments, cultural landscapes and archaeological sites. Other state agencies administer funds, develop policies and regulate projects that could impact historic resources.

### **Degree Programs**

The degree programs include certificate, bachelor and post-graduate education in historic preservation. Each program provides a unique level of expertise for understanding, informing and preserving our significant historic resources.

# State Historic Preservation Plan

## Advising Organizations

### Local and Regional Organizations

Blackstone Heritage Corridor, Inc.  
Boston Main Streets Foundation  
Boston Preservation Alliance  
Boston Society of Architects – Historic Resources Committee  
Bostonian Society  
Cape Cod Modern House Trust  
Dartmouth Heritage  
Preservation Trust  
DOCOMOMO New England Chapter  
Essex National Heritage Area  
Falmouth Preservation Alliance  
Freedom's Way National Heritage Area  
Heritage Area  
Friends of Modern Architecture/Lincoln  
Historic Boston, Inc.  
Historic Deerfield, Inc.  
Historic New England  
Historic Salem, Inc.  
Nantucket Preservation Trust  
Newburyport Preservation Trust  
New England Museum Association  
Preservation Worcester  
The Last Green Valley National Heritage Corridor  
Society of Architectural Historians - New England Chapter  
Society for Industrial Archaeology - New England Chapter  
Springfield Preservation Trust  
Upper Housatonic Valley National Heritage Area  
Vernacular Architecture Forum - New England Chapter  
Victorian Society  
Waterfront Historic Action League (WHALE)  
Western Massachusetts Chapter - American Institute of Architects

### Municipal Government

Local Historical Commissions  
Local Historic District Commissions  
Certified Local Governments  
Local Historic District Study Committees  
Community Preservation Committees

### **Regional Planning Agencies**

Berkshire Regional Planning Commission  
Cape Cod Commission  
Central Massachusetts Regional Planning Commission  
Franklin Regional Council of Governments  
Martha's Vineyard Commission  
Merrimack Valley Planning Commission  
Metro Area Planning Council  
Montachusett Regional Planning Commission  
Nantucket Planning and Economic Development District  
Northern Middlesex Council of Governments  
Old Colony Planning Council  
Pioneer Valley Planning Commission  
Southeast Regional Planning and Economic Development District

### **State Agencies**

Architectural Access Board  
Board of Building Regulations and Standards  
Coastal Zone Management  
Department of Agricultural Resources  
Department of Conservation and Recreation  
Department of Energy Resources  
Department of Housing and Community Development  
Department of Transportation – Cultural Resources  
Department of Transportation – Scenic Byways  
Division of Capital Asset Management and Maintenance (DCAMM)  
MassDevelopment  
Mass Downtown Initiative  
Massachusetts Environmental Policy Act (MEPA)  
Massachusetts Office of Travel and Tourism  
Massachusetts Archives  
Massachusetts Board of Underwater Archaeological Resources  
Massachusetts Commission on Indian Affairs  
Massachusetts Cultural Council  
Massachusetts School Building Authority

### **State and National Organizations**

Coordinated Statewide Emergency Preparedness in Massachusetts (COSTEP MA)  
Community Preservation Coalition  
Massachusetts Historical Society  
Environmental League of Massachusetts  
Fire Chiefs Association of Massachusetts  
Mass Municipal Association  
Massachusetts Archaeological Society, Inc.  
Mass Audubon  
Massachusetts Building Commissioner and Inspectors Association

Massachusetts Association of Community Development Corporations  
Massachusetts Association of Planning Directors  
Massachusetts Economic Development Council  
Massachusetts Federation of Building Officials  
Massachusetts Land Trust Coalition  
Massachusetts Smart Growth Alliance  
National Trust for Historic Preservation  
Preservation Massachusetts  
Trust for Public Land  
Trustees of Reservations  
US Green Building Council-MA Chapter

**Tribal Historic Preservation Offices**

Nipmuc Nation  
Stockbridge-Munsee Band of Mohican Indians  
Wampanoag Tribe of Gay Head (Aquinnah)  
Mashpee Wampanoag Tribe

**National Park Service**

NPS New Bedford Whaling National Historical Park  
NPS Lowell National Historical Park  
NPS Boston National Historical Park  
NPS Minute Man National Historical Park  
NPS Cape Cod National Seashore  
NPS Blackstone River Valley National Historical Park  
NPS Adams Historic Site  
NPS Salem Maritime National Historic Site  
NPS Northeast Regional Office

**Degree Programs**

Boston Architectural College - Design Studies in Historic Preservation Program  
Boston University - Preservation Studies Program  
UMass Amherst - Historic Preservation Program  
North Bennett Street School

**Massachusetts  
State Historic Preservation Plan  
2018-2022**

**Section 2**

# **Major Accomplishments**



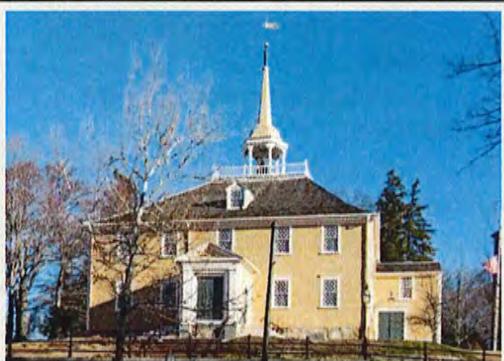
*The rehabilitation of the Alvah Kittredge House by Historic Boston, Inc.*



*The rehabilitation of the Howard Building, Pittsfield.*



*The completed Brackett & Company Building Station Lofts adaptive re-use project, Brockton.*



*The Old Ship Meetinghouse, Hingham, following its restoration.*

# **Our Preservation Accomplishments**

**(during the previous state planning cycle of 2011-2017)**

Over the last seven years, there have been many preservation accomplishments to note. Large and small, collectively, they demonstrate the energy, dedication and progress of the historic preservation community.

Utilizing the goals and objectives outlined in the previous state historic preservation plan, this section of the 2018-2022 State Historic Preservation Plan provides a summary response to each of these goals and objectives.

Accomplishments for this plan cover the following federal fiscal years:

Fiscal Year 2011

October 1, 2010 to September 30, 2011

Fiscal Year 2011

October 1, 2011 to September 30, 2012

Fiscal Year 2013

October 1, 2012 to September 30, 2013

Fiscal Year 2014

October 1, 2013 to September 30, 2014

Fiscal Year 2015

October 1, 2014 to September 30, 2015

Fiscal Year 2016

October 1, 2015 to September 30, 2016

Fiscal Year 2017

October 1, 2016 to September 30, 2017

## **Goal 1: Identifying and Documenting Historic and Archaeological Resources**

**Initiate, maintain, update, and expand community-wide inventories of historic and archaeological resources using MHC guidelines and inventory forms in accordance with NPS standards for the identification and evaluation of cultural resources.**

A highly significant accomplishment over the past seven years has been the addition of well over 11,000 inventory forms to the statewide historic properties inventory.

Communities across the state undertook both comprehensive and targeted efforts to update their local inventories – some for the first time in 30 or more years – almost all through contracted consultant services.

While the level of activity was sustained in part through the availability of MHC Survey and Planning Grant funding to both Certified Local Government and non-CLG communities in all but two grant cycles during this period, many municipalities also drew exclusively on local funding sources, often Community Preservation Act (CPA) funds, to support professionally conducted survey projects. MHC matching funds alone supported 57 substantial survey projects during this period. A notable number of CLG communities sustained multi-phase survey efforts with MHC support. The City of Boston completed the final three phases of a survey update of its Central Business District, undertook a three phase survey of the North End neighborhood, and initiated the first phase of a multi-year survey of the Roxbury neighborhood. The City of Medford, developed and began implementing five phases of a city-wide neighborhood-by-

neighborhood survey. The City of Newton also completed five phases of updating its inventory, beginning with its pre-1830 buildings, and working through the mid- to late 19<sup>th</sup> century. The Town of Marblehead, another CLG, embarked on the first two phases of a town-wide inventory of its previously undocumented 19<sup>th</sup> and 20<sup>th</sup>-century neighborhoods outside of Old Town. Statewide from Chatham on Cape Cod to North Adams in the Berkshires dozens of additional cities and towns invested in substantial, intensive professional surveys, with several communities completing multi-year efforts, following MHC inventory standards and guidelines.

**In communities with little or no survey, prepare a community-wide survey plan that targets priority properties for survey, identifies significant historic themes, and establishes a phased approach to completing the identified goals.**

While MHC continues to encourage and support the development of communitywide survey plans to guide phased historic property inventory efforts, the adoption of formal survey plans has not been widespread. Where used, survey plans have been effective. The 2010 Medford Survey Plan has to date guided five phases of a



*Following a survey plan, Marblehead has undertaken an extensive multi-year survey project.*

neighborhood-by-neighborhood survey in that city. The 2014 Marblehead survey plan, modelled on Medford's, has led to two completed phases of implementation with a third underway. In Winchester, the phase one recommendations of the 2017 survey plan have been funded and are being implemented. All three referenced survey plans were completed with MHC financial support.

**Seek local and state funding for professional assistance in preparing survey forms such as local fundraising, municipal funds, community preservation act funds, and survey and planning grants.**

Perhaps most notable in recent years has been the level of local funding support for historic property survey efforts. The MHC has been fortunate in being able to support survey efforts in both CLG and non-CLG communities through its Survey & Planning Grant program in all but two grant cycles in the past State Plan period. And as noted already, the availability of local CPA funds has supported many survey projects, as have community development block grant funding, municipal budget allocations, and private sources. Yet securing local funding for historic property surveys, the fundamental building block for local preservation planning, remains a big challenge in many communities. MHC staff continues to provide assistance to communities in scoping and budgeting projects, technical documentation guidelines, and support to contracting with consultants. With some notable exceptions, qualified professionals now undertake most survey work, and MHC staff training efforts have focused on guiding consultants engaged in projects on current best practices in inventory research and documentation.

**Provide technical assistance to cities and towns engaged in initiating, updating, expanding, or maintaining their inventories of historic and archaeological resources.**

**Deliver the introductory survey training module to local historical commissions on a regularly scheduled basis throughout the state.**

**Complete an update of the Historic Property Survey Manual that reflects changes in survey methods and technologies, including digital photography, GIS mapping, and internet-based research.**

**Undertake surveys of historic and archaeological resources owned by municipal, state, federal, and nonprofit land-holding organizations, including regional and local conservation land trusts.**

Survey in Massachusetts remains overwhelmingly communitywide and neighborhood in focus, and government and nonprofit-owned properties are routinely given priority for inclusion in such efforts.

Perhaps the most notable survey of state-owned historic properties undertaken during the period was the campus wide survey of historic resources on University of Massachusetts, Amherst campus.

**Continue to support the use and further refinement of dendrochronology dating as a tool in historic architectural research and building analysis.**

Dendrochronology has become an important tool providing better understanding of early construction history in Massachusetts.

MHC has occasionally been able to provide

direct support to such analysis, including in recent years dating of a Town Dock wharf cribbing timber uncovered in archaeological investigations near Faneuil Hall in Boston, and dating of framing timbers in the 1683 Peter Tufts House owned by the Medford Historical Society.

**Support and sustain an active community of professional survey contractors to undertake projects and maintain high standards of field documentation and research.**

In recent years MHC's relatively consistent ability to support local historic property survey projects through its matching Survey & Planning Grants program has created work opportunities for qualified and experienced survey contractors, as has the availability of local funding sources. MHC has provided internship opportunities for preservation studies graduate students to help initiate their successful careers. The success of the statewide survey program depends on the experience and expertise of these professional researchers, and the steady availability of work to keep them active in Massachusetts.

**Undertake plans and surveys that address the full range of local resources by type, period, theme, and location.**

The standard scope of work used for MHC-funded communitywide and neighborhood surveys, followed by most locally funded projects, continues to emphasize explicitly identification and documentation that is comprehensive geographically and by time period, and a selection of target properties that included a full representation of resource types and historic themes, including property types, neighborhoods, groups, and more recent historic periods that

may have been previously underrepresented in local inventories.

**Undertake thematic surveys associated with historic industry-related resources, agricultural resources and rural historic landscapes, transportation and service infrastructure, commercial properties, designed landscapes, resources with ethnic associations, properties associated with African-American history, properties associated with Native American history, and mid-20<sup>th</sup>-century resources in general.**

While the previous Preservation Plan outlined a number of specific thematic survey needs, two themes in particular are noteworthy in recent survey activity. Thematic documentation of historic farmsteads and agricultural resources was represented in the Town of Hadley Barn Survey and the Amherst Outbuilding Survey, and was a significant component of the Dracut Communitywide Survey. Mid-20<sup>th</sup>-century resources have been another thematic focus, with surveys of notable concentrations of modernist residences in the towns of Lincoln and Lexington, and the documentation of mid-century development of dwellings by influential architect Royal Barry Wills in the town of Lynnfield.

## Goal 2: **Evaluating and Registering Historic and Archaeological Resources**

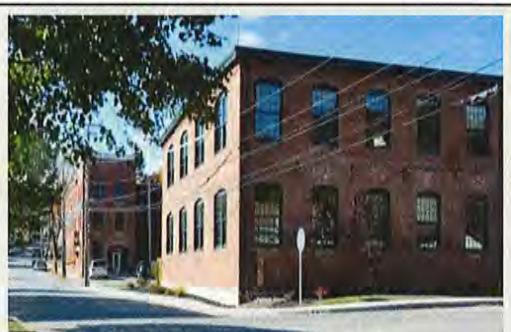
### **Evaluate historic property significance through the National Register of Historic Places criteria.**

MHC staff routinely meet to consider properties' eligibility for listing in the National Register of Historic Places. The

evaluation team is a cross section of MHC staff who bring a wide variety of experience and knowledge to the table. During the period since the last State Plan, some 500 individual properties and districts have been evaluated by the team. Evaluations were made at the request of property owners, local historical commissions, town governments, concerned citizens, and other parties; they were made as part of application for state and federal tax credits; and they were made as part of federal reviews.

### **List National Register eligible properties in the National Register of Historic Places.**

While the number of nominations completed and properties listed in the NR has



*The Briggs Carriage Company, Amesbury, was listed in the National Register of Historic Places in 2017.*

diminished overall since the publication of the last State Plan, there have been increases in some areas, and there were a number of major achievements. More than 150 nominations were completed, documenting the significance of more than 5,424 contributing resources. In order to allow property owners to take advantage of state and federal tax credits, apartment buildings, industrial complexes, and other resources were listed in the National Register during the period. Three communities saw their

first National Register listings ever during the 2011-2016 period, for properties in Bellingham, Chilmark, and Oakham, and all were achieved with local or private funding. One archaeological district, for the state-owned remains of Dana Common whose buildings and structures were removed as part of the creation of the Quabbin Reservoir, was prepared by MHC staff. Large districts in several communities contributed to the high volume of listed properties, including town center districts in Berkley, Oxford, Plainfield, Upton, and Westfield. In all, some 45 districts were listed during the period since the last State Plan. Most were initiated by local historical commissions and were funded largely with local resources.

While many National Register nominations were primarily for honor and recognition, incentive programs prompted a sizable number of listings, another major accomplishment. National Register listings in support of federal historic rehabilitation tax credits comprised a significant portion of the nominations completed since the last plan—forty-four professionally prepared nominations were listed as part of certified rehabilitation projects, almost one third of all nominations sent to the National Park Service.

**Assist local commissions in understanding the requirements for National Register eligibility opinions.**

MHC National Register staff participated in more than 30 public informational meetings and an equal number of site visits since publication of the last State Plan, where staff shared information about the National Register program, the effects and benefits of listing, and the nomination process. Some meetings were also broadcast on cable

access television; others were reported in the local newspaper or other media.

**Assist local commissions in listing eligible properties in the National Register.**

Staff have completed more than 500 evaluations of potentially eligible properties, many at the request of local historical commissions. Those communities that have been made Certified Local Governments submit eligibility opinions which are then reviewed by MHC staff, who also provide some training on how to complete the opinion form.

**Improve documentation for pre-1986 National Register nominations.**

The scanning of pre-1986 nominations is ongoing and many have been made available online through the MACRIS database. Early nominations are updated only upon request, as additional information is



*Peacock Farm Historic District in Lexington was listed in the National Register in 2012.*

available, or to establish a broader period of significance and expand the number of contributing properties so that certified rehabilitations may be possible. Since the last State Plan, three existing districts have been amended or expanded (Old Bedford Center HD; Central Square HD, Cambridge; and South End HD BI)

**Encourage National Register nominations that develop contexts for 20<sup>th</sup>-century resources.**

A focus on Modernism led to an update of a nomination for Central Square, Cambridge, to add the significance of buildings of the modern period. Nominations were completed for districts of modern houses in Lexington (Peacock Farm Historic District and Six Moon Hill Historic District, both nominated under the Mid-Century Modern Houses of Lexington MPS) and individual houses in Wellfleet (under the Mid-20<sup>th</sup>-Century Modern Residential Architecture on Outer Cape Cod MPS, prepared by the NPS working with the MHC). The context will lead to the National Register designation of a number of architecturally significant modernist properties in the region, including several located within the Cape Cod National Seashore. In addition, MHC's direct National Register funds led to a nomination for an International Style complex in western Massachusetts, the Frelinghuysen Morris House and Studio, built in the 1930s as a private residence and studio and now an art museum.



*The NPS Underrepresented Communities grant program funded a context for Chinese Americans and Chinese immigrants in the City of Boston.*

**Encourage National Register nominations that develop contexts for resources associated with underrepresented peoples, including Native Americans, African Americans, Asian Americans, members of the LGBT community, and other groups.**

During the period since publication of the last plan, interest in listing previously under-recognized property types continued to grow. MHC successfully applied for funding through the NPS' Underrepresented Communities grant program to develop a context for properties associated with Chinese immigrants and Chinese-Americans in the City of Boston. The first nomination under the context, for the Quincy Grammar School, was listed in the National Register in 2017. Properties associated with African Americans in Massachusetts were added to the National Register during the period, including several churches associated with the African American communities in Springfield and Boston, and cemeteries in New Bedford. Properties associated with women were also underway since the last State Plan, including the home of Lydia Pinkham, the maker of patent medicines for women. A nomination is presently under review by MHC staff for the site of the home of suffragette and social reformer Lucy Stone.

**Improve the capacity of the Massachusetts Historical Commission to edit and forward National Register nominations to the National Park Service promptly.**

While MHC National Register staff have worked to improve timeliness and to edit more efficiently, this has continued to be a challenge. The number of nominations related to state and federal tax credits has increased substantially since the last plan.

**Inform the public about the benefits of the National Register program.**

MHC National Register staff have developed new informational materials since the publication of the last plan, specifically a broadsheet entitled “The Effects and Benefits of Listing.” In addition to this broadsheet, another entitled “There’s a Difference,” and a third on the Rights of Private Property Owners have been translated into Spanish and into both Traditional and Simplified Chinese.

**Where possible, provide professional assistance in preparing National Register nominations.**

The MHC National Register staff carefully review all nominations and provide extensive guidance and feedback to preservation consultants as well as nonprofessionals. Since the publication of the last State Plan, twenty nominations for properties owned by municipalities or private nonprofits were prepared by consultants directly funded by the MHC; nominations for these properties might otherwise have been difficult to impossible to achieve. The listings aid in possible applications to the Massachusetts Preservation Projects Fund. In addition, MHC National Register staff themselves prepared five nominations that otherwise would not have been completed (including Old Chapel/UMASS, and Dana Common HD) The MHC’s Survey & Planning grant program funded six communities’ National Register nominations during the period, including the update of an early archaeological nomination in Brookfield.

**Goal 3:  
Protecting Historic & Archaeological Resources through State & Federal Regulations**

**Review projects with state and/or federal involvement for their impact on historic and archaeological resources.**

Between 2011 and 2016, MHC reviewed over 16,000 federal projects and 51,000 state projects. Only two percent of these projects resulted in adverse effects to historic properties. The effectiveness of MHC reviews is the avoidance of impacts to historic and archaeological resources.

**Investigate additional methods for increasing public information regarding procedures for state and federal reviews.**

Review and compliance FAQ on MHC’s website is the first step for explaining the review process. MHC staff have given presentations at various conferences and workshops.

**Develop and revise programmatic agreements with federal and state agencies that will reduce staff commitments while still providing adequate review to protect historic resources.**

Between 2011 and 2016, the MHC signed twelve programmatic agreements with federal agencies including Federal Emergency Management Agency, US Air Force, Federal Railroad Administration, and Natural Resources Conservation Service.

**Increase the capacity of the Massachusetts Historical Commission to review, comment, and approve preservation restrictions.**

MHC staffing of preservation restriction reviews and approval has remained constant since the last State Plan, with the Director of the Preservation Planning Division having responsibility for managing all aspects of MHC's approval process under M.G.L. Chapter 184, sections 31-33. The number of preservation restrictions submitted for review and approval remains high.

**Encourage the use of incentive programs such as the donation of preservation restrictions or conservation easements for significant properties.**

Following widely publicized and ongoing IRS challenges in tax court to the validity of property owners' charitable deduction claims for historic preservation easement donations, interest in this incentive has been muted, as the cases have worked their way through the courts.

**Monitor properties on which MHC holds a preservation restriction.**

The MHC has actively monitored twelve federal grant-assisted preservation restrictions or approximately 2/year over the past six years (from 2011-2017).

The MHC now holds approximately 700 preservation restrictions on grant-assisted properties, the majority of which are associated with MPPF grant-assisted projects. Updating owner information, communicating with owners, and monitoring the restrictions on-site all require staff committed to these tasks. This remains very challenging with limited staff availability at the MHC. To date, the MHC

has begun the process of notifying and communicating with all owners of historic properties with preservation restrictions held by the MHC. An owner information questionnaire is being sent out to all owners and follow-up notifications will be made until responses are received. This process will continue until all grant-assisted property owners have responded with updated ownership information.

**Develop a manual and guidelines for submitting preservation restrictions to the MHC.**

The MHC continues to provide guidance to parties seeking approval for preservation restrictions under MGL Chapter 184, sections 31-33. MHC has developed a FAQ, and provides a selection of sample preservation restriction agreements covering different property types.

**Develop creative and sensitive accessibility solutions for historic properties.**

The MHC has supported accessibility projects with creative designs for access to historic properties that have no adverse effect on historic architectural features and offer viable access. Examples include the Museum of Fine Arts and Chestnut Hill Reservoir Waterworks Museum in Boston, and university buildings at Harvard and Radcliffe in Cambridge.

**Provide technical assistance regarding the state building code as it relates to historic properties.**

The MHC continues to respond to public inquiries regarding historic properties and compliance with Massachusetts State Building Code requirements. The MHC also responds to requests for House Museum

status, having added approximately one additional building to the house museum list annually.

The release of the Eighth Edition of the Massachusetts State Building Code in 2011 has meant the adoption of the 2009 International Building Code (IBC) and 2009 International Existing Building Code (IEBC). Under the IEBC Chapter 11 (Historic Buildings), the owners of historic buildings are permitted to make repairs to any portion of the building or structure with original or like materials and original methods of construction. Replacement of existing missing features with original materials is also permitted. Replacement of individual components of a building system can be replaced in kind without requiring the system to comply with the code for new construction. Egress components are permitted as long as local code officials deem them to be safe. All moved or relocated buildings in Massachusetts require new foundations and the connection to the existing building to meet new construction requirements. House Museum status will be granted by the MHC for all those properties whose primary function will be as an exhibit of the building itself. Ancillary function within non-public areas can represent up to 40% of the total floor area. All house museums will be given additional consideration from meeting current building code requirements. Historic property owners must apply to the MHC before being considered for historic museum status.

#### **Goal 4: Protecting Archaeological Sites**

**Provide public information regarding the importance of saving archaeological sites.**

The MHC has greatly expanded the archaeology section of its website as part of educating the public about the significance of archaeological sites and their preservation. MHC's archaeology brochure for landowners has been reprinted and distributed to many landowners including conservation commissions and land trusts which manage open space.



*Archaeology Month Poster, 2016*

#### **Adopt archaeological review bylaws for the protection of significant archaeological sites.**

No new municipal archaeological review bylaws were adopted. MHC will continue to offer technical assistance in archaeology and historic preservation to municipalities that request it.

#### **Identify significant sites and initiate outreach to property owners as a first step towards developing long-term preservation plans for site protection.**

MHC staff continues to consult with property owners to facilitate short-term archaeological site avoidance and protection through the development and implementation of archaeological site avoidance and protection plans during construction activities. Short-term planning assists in long term site avoidance and protection through the finalization of Preservation Restrictions and the continued

re-implementation of the site avoidance and protection plans throughout subsequent project activities. For example, this dual strategy has assisted to preserve multiple archaeological sites within electrical transmission line rights-of-way in cooperation with regional utility companies statewide.

**Encourage land conservation tools that can also preserve significant archaeological sites.**

MHC staff archaeologists continue to assist state, municipal, and regional conservation groups and agencies to identify archaeological sites and offer property-specific guidance in archaeological site avoidance, protection, and short and long term preservation. The development and implementation of avoidance and protection plans, individual site Preservation Restrictions, and detailed review of property Conservation Restrictions to ensure archaeological site preservation are several ways MHC staff encourage land owners in the preservation of archaeological sites.

**Computerize the MHC archaeological data files through databases and GIS mapping.**

The MHC continues data entry and GIS digitizing for newly submitted inventory and survey information for both historic and ancient archaeological sites.

**Initiate thematic historical archaeological surveys to locate and identify sites associated with women, children, African Americans, and other groups for which documentation is unrepresentative or inaccurate, and for periods and site types that are well-suited to historical archaeological study.**

MHC staff directly assisted several academic researchers who reviewed and reconsidered African-American archaeological site collections, including Anthony Martin at the University of Massachusetts-Amherst who undertook a statewide survey of archaeological collections; Whitney Battle-Baptiste and Robert Paynter at the University of Massachusetts-Amherst who continue to study the W.E.B. Du Bois Boyhood Home (NHL); and Karen Hutchins-Keim at Boston University for Parting Ways (NR). MHC is directing a survey for a National Register nomination of the Dogtown Common area in Gloucester and Rockport, an area occupied historically by people of multiple heritages. A National Register nomination is in progress for the Lucy Stone Homesite, an archaeological site in West Brookfield, significant in the Women's Rights and Anti-Slavery movements. Mary Beaudry at Boston University and her graduate students have studied curated archaeological collections identified with Boston prostitutes. The Boston City Archaeology Program has undertaken archaeological investigations at the Ella Little Collins – Malcolm X House in Roxbury, and the Dorchester Industrial School for Girls. The Fiske Center for Archaeological Research at UMass-Boston is continuing a long-term archaeological research project at the Nantucket Florence Higginbotham House (NHL), a property occupied by people of African and Wampanoag ancestries. MHC will continue to offer encouragement, assistance, and direction as opportunities and research initiatives arise to study under-documented and under-represented groups.

**Coordinate with the MHC on known and potential archaeological sites.**

MHC staff continue to consult with land owners, local historical commissions, and preservation groups on recorded

archaeological sites both during formal project reviews and as ongoing technical assistance. MHC staff encourage the conduct of archaeological survey to identify new sites within archaeologically sensitive portions of properties. At the municipal level, town-wide archaeological sensitivity surveys are regularly recommended to assist municipalities to incorporate archaeological sites in local planning.

**Prepare comprehensive, community-wide archaeological surveys with qualified consultants and in partnership with the MHC.**

One community-wide archaeological reconnaissance survey was completed in 2011 for the city of Newton, a certified local government, using a survey and planning grant from the Massachusetts Historical Commission. Three other communities completed town wide archaeological reconnaissance surveys using community preservation act funding with MHC's review and input. These were Westford, Groton, and Mashpee.

**Collaborate on identifying and protecting significant Native American sites.**

Through several intersecting MHC program areas, MHC has identified and protected innumerable ancient and historical period Native American sites, in environmental and review and compliance, achieving avoidance and preservation, including Preservation Restriction Easements; the State Unmarked Burial Law to protect Native burials; Survey & Planning grants for townwide surveys; incorporation of Native site potential into National Register nominations; recording in the statewide archaeological inventory newly identified sites, from new casual finds, previously unrecognized discoveries

notes in historical sources, and from environmental review surveys.

**Develop archaeological National Register nominations where archaeological potential is high.**

**Goal 5:**  
**Protecting Historic Resources through Financial Support**

**Administer, support, and publicize the preservation of significant historic properties under nonprofit and municipal ownership through the Massachusetts Preservation Projects Fund (MPPF).**

The MHC makes available the Massachusetts Preservation Projects Fund (MPPF) for all those municipally or nonprofit owned historic properties in Massachusetts. The competitive program provides grant funding based upon a 50/50 matching grant basis. The MPPF program during the years 2011-2016 accomplished the following:

Total MPPF Funds Awarded - \$6.6 million or \$1.1 million annually.

Total Number of MPPF Grants awarded –

114 or an average of 19 projects annually.

Total Number of Emergency MPPF Grants awarded – 48 or an average of 8 projects

annually.

Total Requested MPPF Funds \$17,906,000 – or an average of \$2,984,000 annually.



**Administer, support, and publicize the Survey and Planning Grant Program for Certified Local Governments and, when funding is available, for Non-Certified Local Governments.**

Through eight funded rounds of its annual Survey and Planning Grant Program during the past planning period, MHC has awarded \$1,479,000 to both Certified Local Government and non-CLG grant awardees, leveraging matches to support a total project activity level of \$2,965,100, a substantial financial and administrative accomplishment representing 107 preservation planning projects statewide that supported historic properties surveys, National Register nominations, communitywide preservation plans, design guidelines, conditions assessments and feasibility studies, archaeological reconnaissance surveys, local staffing, and other projects.

**Utilize federal transportation enhancements to fund eligible historic preservation projects.**

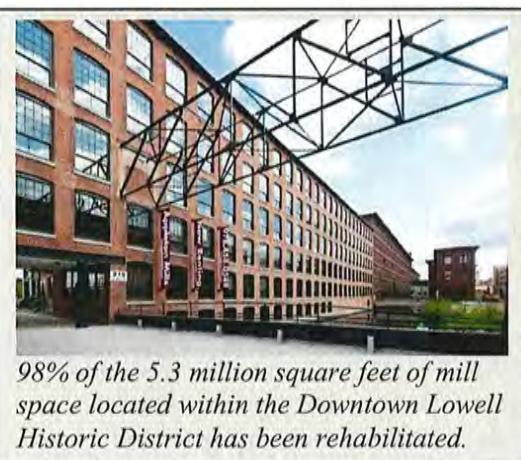
The MHC actively participated in the federal transportation enhancement program until the Massachusetts Department of Transportation eliminated historic

preservation and archaeology as eligible activities in 2011. Despite advocacy by MHC and partners, MA DOT has decided only to fund multi-modal projects.

**Administer, support, and publicize the federal and state historic rehabilitation tax credit programs.**

Considerable new information has been posted to MHC's website. A workshop was held by MHC and NPS in April 2016 to provide advanced training and to publicize the federal and state tax programs.

**Seek the expansion of the state historic tax credit program through significantly increasing or removing the annual cap.**



Legislative attempts have been submitted to increase the annual cap but without success. Most notably, an amendment was passed by the House of Representatives and Senate to increase the cap to \$60 million, but it was vetoed by the governor.

**Assist cities and towns in adopting the Community Preservation Act.**

Through staff technical assistance, an extensive website of sample materials, conferences, and regional workshops, the

Community Preservation Coalition provides the resources for local communities to adopt and implement the Community Preservation Act. The Community Preservation Coalition has very successfully assisted more than 172 cities and towns in passage of the Community Preservation Act. This is 49% of the cities and towns in the Commonwealth. Since its inception in 2000, the Community Preservation Act has raised over \$1.75 billion for community preservation funding statewide. This includes affordable housing, open space preservation and historic preservation. According to the Community Preservation Coalition, over 4,400 appropriations have been made for historic preservation projects. Over 26,297 acres of open space have been preserved. This includes significant cultural landscapes. In November, 2016 alone, eleven new communities adopted the Community Preservation Act. This was the highest amount of CPA adoptions in a single election.

#### **Revise the Community Preservation Act to provide increased financial incentives to urban areas.**

In 2012, several changes to the Community Preservation Act were passed by the legislature. These revisions provided increased incentives for urban areas to adopt the act. The previous version of the Community Preservation Act did not allow funding existing recreational facilities. With the revisions, CPA funds can be used to rehabilitate older, existing recreational facilities, more common in urban areas. The local CPA match can now come from additional municipal revenues such as hotel or motel excise taxes. Additionally, surcharge exemptions on the first \$100,000 of residential, commercial and industrial property were beneficial to low to moderate income homeowners as well as small

business owners. Following these revisions to the CPA, the large and mid-sized cities of Boston, Cambridge, Chelsea, Fall River, Holyoke, New Bedford, Peabody, Pittsfield, Quincy, Salem, Somerville, Springfield and Westfield successfully passed the CPA.

#### **Goal 6:**

### **Protecting Historic Resources through Assisting Local Governments**

**Encourage and assist communities in adequately identifying and documenting their historic resources, planning for their protection, and advocating for protective mechanisms.**

Staff within the Preservation Planning Division at the MHC assist cities and towns through the three basic steps of community-wide historic preservation planning: Identification, Evaluation, and Protection. The Introduction to Historic Preservation Planning workshop was delivered by MHC statewide through regional workshops. The Department of Conservation and Recreation continued its informative Terra Firma publications, with a new booklet on historic cemeteries.

**Provide technical assistance to cities and towns interested in establishing a local historic district, demolition delay bylaw, architectural preservation district, and other local protection mechanisms.**

The MHC provided technical assistance to cities and towns, largely through phone and email communication. However, new materials were also provided. The *Establishing Local Historic Districts Guidebook* and the *Guidebook for Historic*

*District Commissions* were substantially revised. A *Guidebook on Demolition Delay Bylaws and Ordinances* was developed and distributed widely as a draft document. For inquiries regarding threatened properties, MHC staff developed a user-friendly document for local commissions entitled “Ten Questions to Ask When a Building is Threatened.”

**Provide regional workshops to local commissions on preservation planning, local historic districts, demolition delay, and other topics as needed.**

Through the MHC “On the Road” program, the MHC offered regional workshops to local historical commissions, historic district commissions, local historic district study committees, local elected officials and other attendees. Workshops were given statewide through regional workshops. The most commonly requested workshops were Introduction to Historic Preservation Planning, Introduction to Demolition Delay Bylaws and Ordinances, and Establishing Local Historic Districts. Several new MHC workshops were developed and offered statewide. These included Administering

Demolition Delay Bylaws and Ordinances, Historic Preservation: With or Without a Local Historic District, and an Introduction to the Secretary of the Interior Standards and Local Historic District Design Guidelines. Developing partnerships for training local commissions was particularly successful in cooperation with regional planning agencies. Training programs with the Berkshire Regional Planning Commission, Franklin Regional Council of Governments, Pioneer Valley Planning Commission, Central Massachusetts Regional Planning Commission, Metropolitan Area Planning Council and Cape Cod Commission and Martha’s Vineyard Commission were widely publicized locally and drew large crowds. An initiative from the Pioneer Valley Planning Commission resulted in the Western Massachusetts Historical Commission Coalition. The three regional planning agencies of western Massachusetts, PM and the MHC formed this coalition to provide regional training to local commissions. Typically, three workshops are held annually, rotating between Springfield, Greenfield, and Pittsfield.

Workshop sessions included burial ground preservation, disaster preparedness, public outreach, demolition delay, local historic districts, and tax credits as well as many others. Historic New England, in cooperation with the MHC, offered a series of workshops for local commissions. The session entitled, Design Review for Local Historic District Commissions, was particularly useful, as it included a mock public hearing.

**Facilitate peer information exchange among local commissions.**

Administered by the MHC, masshistpres is a statewide listserve with over seven hundred subscribers across the state. It remains a



*Local Historical Commission training in Lenox, in partnership with Preservation Massachusetts and the three regional planning agencies of western Massachusetts.*

very active list made up of local preservation commission members, preservation professionals, architects, consultants, archaeologists, planners, and many others. The opportunity to learn, discuss, and offer advice in a statewide digital format made up of volunteers and professionals provides a rich environment for networking and information sharing.

#### **Administer, support, and publicize the Certified Local Government Program.**

The benefits of becoming a Certified Local Government were regularly publicized in the MHC e-newsletter. This resulted in many communities requesting additional information on becoming a CLG. While many inquiries were from municipalities that are not currently eligible to become a CLG, the outreach was useful as an opportunity to explain the minimum requirements, notably establishing a local historic district. Of those inquiries that did meet the minimum requirements, six municipalities submitted the application materials. As a result, Easton, Framingham, Holyoke, Gloucester, Marblehead, and Medford were all approved as Certified Local Governments.

#### **Amend the State Historic Districts Act (M.G.L. Ch. 40C) to make its structure more usable and to clarify key technical and procedural areas.**

There were no noteworthy accomplishments for this goal during the planning period. This remains an issue that is further discussed in the Challenges and Opportunities section of this plan.

#### **Educate local historical commissions, historic district commissions, and community preservation committees**

#### **about the effectiveness of preservation restrictions.**

MHC staff continued to provide information on preservation restrictions in the form of technical assistance to local historical commissions, community preservation committees, and town officials and through regional workshops and presentations.

#### **Establish a statewide association of local historical and historic district commissions.**

There were no noteworthy accomplishments for this goal during the planning period. This remains an issue that is further discussed in the Challenges and Opportunities section of this plan.



*Bancroft Park in Hopedale was proposed as a local historic district in 2017.*

### **Goal 7: Protecting Historic Resources through Local Government Actions**

**Protect significant properties through the passage of local historic districts, demolition delay, architectural**

## **preservation districts, and other preservation local bylaws and ordinances.**

The use of historic preservation bylaws and ordinances at the local level continued to increase during the past five years. The most common historic preservation bylaws and ordinances are demolition delay and local historic districts. City and town governments established new local historic



*The town of Reading established a local historic district during a demolition delay period, preventing the demolition of a building permanently.*

districts and expanded existing districts. There are now over 250 local historic districts in Massachusetts, not including all the single building local historic districts. Brookline and Ipswich established Architectural Preservation Districts. While most delay periods remain at six months, there are now 42 with a 12-month delay and ten with an 18-month delay. In 2005, there were 108 cities and towns with demolition delay. By 2010, that had increased to 127 and by 2017, the number of cities and towns had grown to 150.

### **Administer the demolition delay bylaw to best protect significant historic resources.**

With 150 cities and towns now with a demolition delay bylaw or ordinance, local historical commission responsibilities have

greatly increased as they administer the bylaw and seek ways to effectively utilize the delay period. Administering the bylaw requires coordination with the applicant, building department, and town clerk, as well as holding a public hearing, making determinations on whether the building is preferably preserved, and being a partner in seeking alternatives to demolition. While there are no statewide statistics on the number of properties saved from demolition due to demolition delay bylaws and ordinances, there were many successes during this planning period.

### **Administer regulatory design review within local historic districts to best protect significant historic resources and areas.**

Local historic districts remain the most effective method of protecting buildings and structures from demolition and inappropriate alteration. Design review, administered largely by hundreds of volunteer local historic district commission members across the state, is a substantial preservation accomplishment.

### **Attend training workshops offered by the Massachusetts Historical Commission, Preservation Massachusetts, and other organizations.**

Local historical commissions and historic district commission members from all areas of the state attended training offered by the MHC.

### **Revise zoning bylaws and ordinances that will encourage concentrating development, discourage sprawl, and revitalize commercial centers.**

In order to encourage cities and towns to revise local zoning that would provide

additional housing units, a mix of housing types, higher densities, and mixed uses, the Commonwealth developed the 40R program. The 40R zoning overlay districts require that 20% of the area includes affordable homes and a mix of residential, commercial and retail. In exchange for revising their zoning, cities and towns receive additional state funding based on the number of units created. As of 2016, 38 cities and towns have established a special 40R zoning overlay district.

**Integrate historic preservation concerns into the planning and development process.**

Randolph and Salem both completed historic preservation plans during this planning cycle. The plans addressed municipal policies, zoning, subdivision, capital improvements, and coordination with other local boards. While most local historical commissions and historic district commissions have not had direct staff assistance from municipal planning staff, municipal planning departments are increasingly providing staff assistance by preparing agendas, public notices, and meeting minutes. This offers greatly improved communication between historical commissions and historic district commissions and amongst other boards such as the planning board, zoning board of appeal, conservation commission and, board of health.

**Undertake public information programs such as walking tours, neighborhood brochures, preservation awards, websites, or DVDs to heighten public awareness of historic resources.**

Dozens of local historical commissions continued their efforts at public outreach and education through various activities. A

notable change from the last state plan is that almost all of the local historical commissions now have their own webpage included on the municipal website. Some commissions, such as the Ipswich Historical Commission, have included extensive information on their webpages. Public information programs by local nonprofit organizations are also extensive. Examples include the City of Homes calendar by the Springfield Preservation Trust, the Preservation Expo by the Falmouth Preservation Alliance, and the Endangered Resource program of Historic Salem, Inc. Several communities erected new entering historic district signage, and others established historic plaque programs.

**Adopt the Community Preservation Act in order to fund historic preservation projects.**

From 2011 to 2016, 37 more cities and towns passed the Community Preservation Act. As of 2016, 172 of the 351 cities and towns in Massachusetts had passed the CPA since its establishment in 2000.

**Fund historic preservation projects through the Community Preservation Act.**

According to the online database of the Community Preservation Coalition, 2,287 historic preservation projects were funded through the CPA from 2011 to 2016. These projects included restoration of municipal buildings, historic property surveys, acquisition of significant historic buildings, landscapes, National Register nominations, interpretive signage, moving a lighthouse, accessibility improvements, burial ground restoration, and historic structures reports.

**Apply for status as a Certified Local Government through the Massachusetts Historical Commission when the minimum requirements to become a CLG are met.**

Easton, Framingham, Holyoke, Gloucester, Marblehead, and Medford all submitted applications to become a Certified Local Government. MHC reviewed the applications and determined that they all met the minimum requirements. All six were approved by the National Park Service.

**Apply for funding through the Survey and Planning Grant program for survey, National Register nominations, planning projects, and public education projects.**



*The city of Gloucester became a Certified Local Government in 2016.*

**Goal 8:  
Protecting the Rural Historic Landscape**

**Acquire landscapes that have significant historic resources or associations.**

A review of the CPC database of projects found that over 20 cities and towns have used CPA funds for the protection of farmland through direct acquisition,

agricultural preservation restrictions, or conservation restrictions.

**Acquire agricultural preservation restrictions on significant historic farmland.**

The Agricultural Preservation Restriction program has successfully protected nearly 900 farms and 70,000 acres.

**Partner with the land trust community to preserve open space, rural landscapes, and historic structures.**

While a comprehensive statewide partnership between the land trust and historic preservation communities was not developed, the statewide Community Preservation Coalition remains a very successful partnership linking historic preservation, open space, and affordable housing interests. The CPC steering committee consists of The Trust for Public Land, The Conservation Campaign, Citizens' Housing and Planning Association, Massachusetts Affordable Housing Alliance, Mass Audubon, The National Trust for Historic Preservation, Preservation Massachusetts, and The Trustees of Reservations, as well as individual CPA communities. Through CPA funding, many historic, agricultural landscapes have been protected, including in the towns of Bridgewater, Mendon, Seekonk, and Hopkinton.

**Advocate for the preservation of rural historic landscapes.**

There were no noteworthy accomplishments for this goal during the planning period. This remains an issue that is further discussed in the Challenges and Opportunities section of this plan.

## **Restart the Heritage Landscape Inventory Program.**

There were no noteworthy accomplishments for this goal during the planning period. This remains an issue that is further discussed in the Challenges and Opportunities section of this plan.

## **Goal 9: Protecting Historic and Archaeological Resources from Detrimental Natural Processes**

**Educate organizations regarding the need for disaster planning.**

**Participate in the Massachusetts COSTEP Advisory Group to foster a statewide disaster preparedness planning process for cultural resources including historic properties and sites that addresses disaster mitigation, preparedness, response, and recovery.**

MHC and other partner organizations actively participate in COSTEP Massachusetts – Coordinated Statewide Emergency Preparedness – in educating both the cultural resources community and the emergency response community on best practices in preparing for and responding to disasters effecting cultural resources, including historic properties and sites and museum and artifact collections, and archives. COSTEP has forged important links between the Massachusetts cultural resources community, the Federal Emergency Management Agency, and the Massachusetts Emergency Management Agency. It has also fostered wider adoption of disaster plans for historic and cultural properties, and has promoted integration of

the needs of historic properties and sites into municipal disaster preparedness and response planning.

**Support training to raise the awareness of the emergency management community of the needs of historic properties and sites in disaster situations, and to raise the awareness of stewards of historic properties and sites of the disaster response framework and concerns of the emergency management community.**

**Encourage organizations that have stewardship of historic properties and sites to develop formal, written disaster plans and to file copies of their plans with their municipal emergency management director.**

**Encourage and support ongoing dialog between organizations that have stewardship of historic properties and sites and their local, municipal emergency management director to develop protocols for procedures and communication in the event of a local disaster.**

**Encourage local historical commissions to take a lead role in strengthening relationships between historic property and site stewards, municipal authorities and emergency managers.**

## **Goal 10: Revitalizing and Protecting Historic Urban and Industrial Areas**

### **Provide federal and state historic tax credits that rehabilitate urban and industrial areas.**

Federal and state historic tax credits have been effective programs to rehabilitate and reuse historic buildings, especially mill buildings.

### **Coordinate revitalization policies, tax credits, grants, and community development plans so that projects can have the largest impact throughout the community.**

Many new urban renewal plans such as those in Lawrence, Brockton, and Holyoke have identified historic resources for future revitalization.

### **Provide economic development strategies that discourage greenfield development and encourage the rehabilitation of historic industrial properties.**

Brownfields cleanup of historic industrial properties continues to be a challenge where public health and environmental restoration are priorities, resulting in the removal and careful disposal of contaminated buildings and sites. Unfortunately, new industrial office parks are proposed principally on green lands.

### **Increase the use of CDBG fund for historic preservation purposes.**

CDBG funding continues to be an effective and productive source for the repair and

rehabilitation of historic owner-occupied residential properties.

### **Provide resources that help to clean up brownfield sites.**

MHC provides information regarding the availability of funding from EPA and DEP to clean up brownfield sites.

### **Demonstrate that investing in small and large cities offers the best method of encouraging sustainable development.**

The Massachusetts Smart Growth Alliance, the American Planning Association-Massachusetts Chapter, Citizen Planner Training Collaborative and Massachusetts Association of Planning Directors are strong statewide advocates for sustainable development practices that encourage investment in urban areas. Efforts include legislative revisions, conferences, websites, and media promotion.

### **Revise local zoning to encourage adaptive re-use in urban neighborhoods or underutilized buildings.**

As of 2016, 38 cities and towns had established a special 40R zoning overlay district. These districts encourage additional density and can be instrumental in finding new uses for vacant mill buildings and upper floors of commercial properties.

### **Provide technical assistance on downtown revitalization and economic development.**

## **Goal 11: Encouraging Historic Preservation through Heritage Tourism**

**Market statewide historic and cultural resources to both residents and out of state visitors.**

The statewide office promoting tourism is the Massachusetts Office of Travel and Tourism. While heritage tourism is only one sector of visitors to the state, historic sites in Massachusetts are a primary reason for regional, national, and international tourism. A newly redesigned MOTT website highlights many of these historic sites with themes such as heritage trails, lighthouses, Civil War sites, Native American sites, and history museums. Heritage tourists can now explore options for dining, lodging, shopping, and transportation, all easily accessible from the MOTT website. Recognizing that all areas of the state have unique cultural and historic sites, the website includes many areas not traditionally marketed to visitors. At the regional level, the heritage areas and corridors market historic and cultural resources through their websites, tours, events and educational activities. These include the Last Green Valley National Heritage Corridor, the John H. Chafee Blackstone River Valley National Heritage



*Saugus Iron Works National Historic Site*

Corridor, Freedom's Way National Heritage Area, and the Essex National Heritage Area. According to the National Park Service website, Massachusetts has 15 National Parks. During fiscal year 2016, there were over 10, 000, 000 visitors, generating a \$521,600,000 economic benefit.

**Organize the many small historic and cultural institutions into larger heritage tourism efforts.**

There were no noteworthy accomplishments for this goal during the planning period. This remains an issue that is further discussed in the Challenges and Opportunities section of this plan.

**Demonstrate the need for additional infrastructure that will support heritage tourism.**

There were no noteworthy accomplishments for this goal during the planning period. This remains an issue that is further discussed in the Challenges and Opportunities section of this plan.

## **Goal 12: Strengthening the Stewardship of Historic and Archaeological Resources**

**Educate state agencies, municipalities, and nonprofit organizations as to their historic preservation responsibilities.**

MHC conducted outreach to many state agencies, municipal planning departments, and local historical commissions. The MHC remains active in the preservation coalition, the network of local, regional, statewide, private, and public historic preservation organizations.

**Minimize the impediments to historic preservation within existing state policies and regulations.**

MHC has reached out to DCAMM and DCR advocating for rehabilitation of historic properties rather than demolition. The most challenging impediment is lack of funding for the agencies to maintain upkeep of their historic properties, resulting in demolition by neglect.

**Seek local, state, and other funding sources that can adequately maintain municipally owned property.**

Approximately 50% of all Massachusetts Preservation Projects Funding (MPPF) is awarded to cities and towns for work on historically significant town halls, fire stations, libraries, municipally owned historic burial grounds, public monuments, and other cultural resources. Community Preservation Act (CPA) funding, for those communities that have adopted it, can be utilized as a portion of the matching share required by the MPPF program. Through its Historic Curatorship Program, the Department of Conservation and Recreation has partnered with curators who agree to rehabilitate, manage, and maintain historic properties within the park system in exchange for long-term leases. Since 2010, thirteen new leases have generated \$10 million in private investment at 23 properties.

**Provide training to homeowners regarding best preservation practices.**

The Historic Homeowner program at Historic New England provides training to members through tours, workshops, and lectures. Through ongoing, personal, and direct access to professionals, the program assists members in finding specialty

contractors, using appropriate paint colors, and navigating renovations, repairs, or energy retrofits.

**Partner with statewide, regional, and local organizations on historic preservation initiatives.**

The Massachusetts Preservation Coalition is a network of local, regional, statewide, private and public historic preservation organizations. In 2017, the members of the coalition included Blackstone Valley Heritage Corridor, Boston Architectural College, Boston Landmarks Commission, Boston Preservation Alliance, Boston Society of Architects Historic Resources Committee, Boston University Preservation Studies Program, Cambridge Historical Commission, Cape Cod Commission, Cape Cod Modern House Trust, Community Preservation Coalition, Dartmouth Heritage Preservation Trust, Department of Conservation and Recreation, Essex National Heritage, Falmouth Preservation Alliance, Freedom's Way National Heritage Area, Historic Boston Incorporated, Historic New England, Nipmuc Tribe, Historic Salem, Inc., Lowell National Historic Park, Lowell Historic Board, Massachusetts Historical Commission, Nantucket Preservation Trust, National Trust for Historic Preservation, North Bennett Street School, Pioneer Valley Planning Commission, Preservation Worcester, Springfield Preservation Trust, University of Massachusetts Amherst: Historic Preservation, and the Waterfront Historic Area League. Through meetings hosted by the Preservation Massachusetts, the coalition seeks to understand issues, develop strategies and build relationships.

## **Goal 13: Protecting Historic Resources through Education and Public Awareness**

**Develop public information regarding the identification, evaluation, and protection of historic properties.**

Public information on historic properties survey projects often consists of local press releases when the project is awarded or at startup of consultant work, and may also include a public presentation of the results following the conclusion of the project. Increasingly, local historical commissions post digital versions of new inventory forms on municipal websites, but many rely on MHC to provide access to these materials through its searchable public MACRIS web-based database.

**Organize Preservation Award programs to highlight significant accomplishments, achievements, and best practices.**

Each year, the MHC recognizes approximately ten projects and individuals through their annual awards program. Categories include Archaeology, Adaptive Reuse, Education & Outreach, Landscape Preservation, Rehabilitation & Restoration, Local Preservationist, Individual Lifetime Achievement and Stewardship. The statewide nonprofit organization, Preservation Massachusetts, recognizes individuals and organizations at their annual Preservation Awards Dinner. Local historical commissions that manage local preservation award programs include those in Andover, Brookline, Cambridge, Chatham, Holyoke, Newton, Somerville, Swampscott, and Watertown. Local

nonprofits such as the Boston Preservation Alliance, Historic Salem, Inc., Springfield Preservation Trust, and Waterfront Historic Area League (New Bedford) also have active local preservation award programs.

**Provide public and private schools with material on local history so that it can be incorporated into the curriculum.**

Archaeology resources for teachers and popular reports are posted on MHC's website, to help teachers and students learn about local history and archaeology.

**Promote Archaeology Month to educate the public about the importance of preserving archaeological resources in the state.**

Archaeology Month is held in October every year. The activities are publicized through the MHC website, the Local Preservation Update e-newsletter and through postcards sent from MHC. Organizations such as museums, the Boston Landmarks Commission, local historical commissions and the Department of Conservation and Recreation annually host public events.

**Develop public information efforts such as walking tours, newspaper articles, neighborhood architectural brochures, preservation awards or cable access programming to heighten public awareness of historic preservation activity in their communities.**

With a dozen local preservation nonprofit organization, several hundred local historical commissions, national heritage areas, a state historic preservation office, and a statewide nonprofit advocacy organization, public informational and educational accomplishments are extensive. These included Preservation Month activities in Boston, Framingham, Lowell,

New Bedford, and Somerville, in the Freedoms Way Heritage Area and statewide through the Department of Conservation and Recreation. The Falmouth Preservation Alliance has held a Preservation Expo. The City of Lowell continued its Doors Open Lowell activities, providing unique access to areas typically closed to the public. Several new local nonprofit organizations were formed including the Falmouth Preservation Alliance and the Holyoke Preservation Trust. The full list of local nonprofit advocacy organizations now includes Boston Preservation Alliance, Dartmouth Heritage Preservation Trust, Falmouth Preservation Alliance, Historic Boston, Inc., Historic Salem, Inc., Nantucket Preservation Trust, Newburyport Preservation Trust, New Bedford Waterfront Historic Area League, Preservation Worcester, and Springfield Preservation Trust.

**Collaborate with building owners and managers on the best practices for rehabilitation of 20<sup>th</sup>-century buildings.**

There were no noteworthy accomplishments. MHC staff work with DCAMM and UMass Amherst for the care and maintenance of buildings associated with the modern movement.

**Improve the website of the Massachusetts Historical Commission by making it more user-friendly to the general public and by increasing the content of information available.**

The MHC website is frequently updated with new content regarding MHC's programs and activities. Press releases announce recent National Register nominations. A highlight is the MHC archaeological exhibits online.

**Continue development of the Massachusetts Cultural Resources Information System (MACRIS) including ongoing data entry and to expand its GIS capabilities with a public interface.**

The public MACRIS website continues to be heavily used by internal and external users, and with the integration of linked digital versions of inventory and National Register files, it has become the primary means of accessing information on historic properties on file with the MHC. Scanning of MHC's paper inventory files was supported in part through external grants. A significant accomplishment in the past planning period was the development of the companion, public MACRIS-Maps website, and the completion of statewide digitization of inventory and National Register geo-data. Access to GIS information on archaeological sites and survey areas is limited to qualified external users. Greater public access to information in MHC files has resulted in more routine and accurate citations in the press, publications, research reports, planning publications, and external websites.

**Continue efforts to scan and make the digitally converted text and photo files of MHC's historic properties inventory fully accessible through its MACRIS web interface.**

Scanning of legacy historic properties inventory files was essentially completed during this past period, and scanning of legacy archaeological site inventory records was initiated. MHC staff continue to upload digital versions of historic properties inventory forms and photos to the public MACRIS website as part of processing of new materials into MHC files.

### **Reinstate the annual statewide historic preservation conference.**

After many years with no statewide historic preservation conference, the Massachusetts Preservation Coalition successfully presented a day-long statewide conference in Lexington in 2013. The conference drew over 400 participants for a series of training, advocacy, and educational sessions. While the coalition determined that an annual conference was not feasible, a plan to present a bi-annual conference was implemented, resulting in a 2015 conference held in Worcester and a 2017 conference in Lowell.

### **Provide municipal departments, staff, boards, and the general public with secure access to the local inventory.**

Local historical commissions are required to identify the municipal office where their inventory is located and accessible as part of the reporting process for surveys funded through Survey and Planning grants.

### **Organize activities focused on the fiftieth anniversary of the Massachusetts Historical Commission.**

As part of the 50-year anniversary of state legislation that established the MHC, as well as local historical commissions, the MHC staff reviewed archival records housed at the state archives, state house library and the MHC. Information was incorporated into the MHC e-newsletter. A powerpoint presentation was developed on the history of historic preservation in Massachusetts. This was presented at a monthly meeting of the Massachusetts Historical Commission and as part of a regional workshop. The presentation remains available for as part of the On The Road program or at statewide preservation conferences. A special event

was held at the September, 2013 commission meeting to recognize the MHCs 50th anniversary.

## **Goal 14: Sustainably Rehabilitating Historic Properties**

### **Present workshops around the state regarding the sustainability of historic properties.**

Following up on the workshops offered by MHC, National Trust for Historic Preservation and Historic New England, staff at Historic New England have continued to present workshops statewide on the sustainability of historic properties. A lecture entitled "Energy Conservation and Retrofitting Older Homes" was presented by HNE staff in 2015. Included on the website of HNE is information on how an energy conservation workshop can be requested.

### **Collaborate with energy saving organizations on determining best practices that are sustainable, eco-friendly, and preserve significant resources.**

Historic New England worked with energy conservation professionals to undertake substantial energy efficiency improvements at several of their historic properties. At the Lyman Estate, this work included window conservation, sensitive use of storm windows, air sealing, careful installation of insulation, and efficient heating systems.



*Lyman Estate weatherization improvements by Historic New England included wood window rehabilitation.*

The MHC participated in the US Bureau of Ocean Energy Management Task Force, in order to convince BOEM to locate wind turbine farms far enough away from the shore to avoid adverse visual effects to historic resources. In addition, procedures for underwater archaeological surveys were developed.

**Investigate research methods that will gather data on the cost benefit analysis and reversibility of energy retrofits.**

At the Lyman Estate, Historic New England found that their careful and sensitive system upgrades reduced energy consumption by more than 50%. This was done through highly reversible upgrades that adhered to the preservation philosophy of the organization. Through the energy audit, a

baseline of energy consumption was determined. Further testing at different stages provided information on how each conservation measure affected energy efficiency.

**Collaborate on energy and building code issues as they relate to significant historic resources.**

The MHC will evaluate all proposals that involve sustainability while stabilizing and rehabilitating historic properties. Achieving sustainability and devising energy saving design approaches will be embraced so long as significant character-defining features are preserved.

**Encourage sustainable development that includes revitalizing urban neighborhoods and the construction of infill development.**

As a statewide advocacy organization, the Massachusetts Smart Growth Alliance has developed initiatives, campaigns, policy recommendations, and legislative efforts to encourage sustainable development that revitalizes neighborhoods, improves walkability, increases density, and provides for additional housing types.

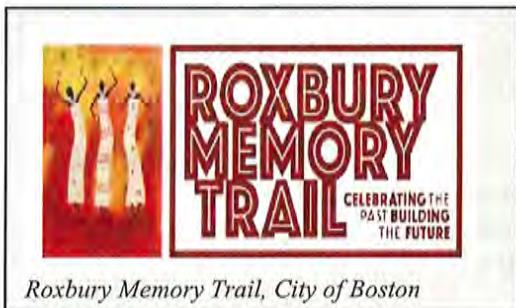
**Goal 15:**  
**Including Diverse Cultural and Ethnic Communities in Historic Preservation**

**Connect with diverse communities to learn how historic preservation could improve quality of life, community, and economic opportunities.**

**Provide opportunities for historic preservation that can reflect a broader**

**range of cultures, traditions, and ethnicity.**

Through a collaborative effort of the Grove Hall Neighborhood Development Corporation with Dudley Square Main Streets; Greater Grove Hall Main Streets; The National Center of Afro American Artists; and Earthos Institute, the Roxbury Memory Trail Project was developed to make Roxbury's heritage, in particular, its 20<sup>th</sup> century African-American presence visible and accessible to city residents.



*Roxbury Memory Trail, City of Boston*

**Massachusetts  
State Historic Preservation Plan  
2018-2022**

**Section 3**

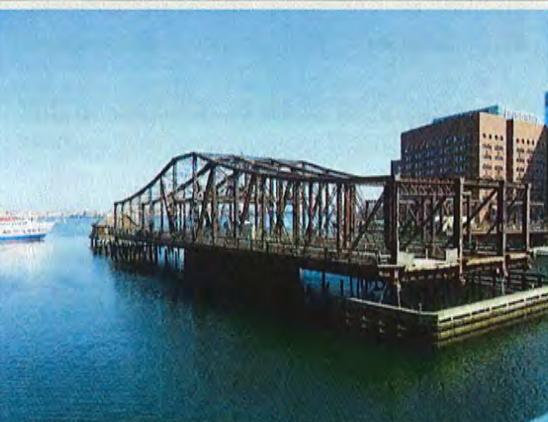
# Challenges and Opportunities



*The tornado of 2011 damaged and destroyed many properties such as this one in the town of Monson.*



*With no local preservation bylaws in place, this historic property in Newbury was demolished in 2012.*



*Listed in the National Register of Historic Places, the Northern Avenue Bridge in Boston remains threatened.*



*Mid-sized cities, such as Holyoke, contain a high level of significant properties.*

While the past seven years have brought many accomplishments, many of the same challenges from five years ago remain. These include, but are certainly not limited to, demolition, sprawl, funding, education, deferred maintenance, and outdated information. Additionally, during the past seven years, new challenges have come to the forefront such as climate change, natural disasters and resiliency. This section of the plan focuses on the preservation challenges in the state, old and new, large and small.

## Online Survey Questionnaire

During 2016, in order to receive wide public input, the Massachusetts Historical Commission posted an online survey questionnaire that was available to anyone statewide to complete. The questionnaire was publicized through the statewide historic preservation listserve, in the MHC e-newsletter and directly to each of our advising organizations. The advising organizations were encouraged to publicize the survey questionnaire through their own mailing lists. Additional methods of promotion included outreach through the statewide land conservation community and the municipal land use planning community.

In all, over 370 responses were received. The majority of respondents were from a local historical commission or historic district commission. As the local commissions are the state's largest, active preservation constituency, this was not surprising. While the input of the local commissions is essential in the development of this plan, the survey did demonstrate that our broadcast efforts were not reaching younger people, minority communities, local and state elected officials, the business

community or those not supportive of historic preservation efforts. Responses were well balanced from rural, suburban and urban areas. Overall, the respondents were supportive of historic preservation, recognizing its economic development, community vitality, environmental, and quality-of-life benefits.

In an effort to not lead the responses, open ended questions were included. These were the most interesting responses to analyze. A list of all the questions asked and a summary of the survey responses is included below.



*Former industrial buildings in Easthampton now include housing, offices, artist studios, restaurants, and an indoor playground.*

### **The Survey Questions**

**What do you see as the most important historic preservation accomplishments in Massachusetts over the past five years?**

About one third of the respondents to this question pointed to specific rehabilitations that have taken place in their community. The local successes of using Community Preservation Act funds to rehabilitate or purchase historic resources were mentioned by many respondents. While some respondents stated that their community had no successes, about 10% recognized that education/awareness efforts had increased or had recognizable results.

**What do you see as the most important issues facing historic preservation in Massachusetts during the next five years?**

At 26%, the majority of responses were related to funding. Challenges related to funding included specifically a lack of grant funding, inadequate tax credits and market



*The John Perkins House in Wenham, circa 1710, was listed in the National Register of Historic Places in 1990.*



*With no local protections in place, it was demolished in 2011. Many respondents to the online survey expressed concern about loss of significant historic resources through demolition.*

conditions that require supplemental funding. The loss of historic resources through demolition or development was the second most noted issue. One third of the responders stated that teardowns, demolition, demolition by neglect, and development pressure on open space are the biggest challenges. Other noted challenges included the need for public education, building code revisions, improved local bylaws and ordinances, identification of

historic resources, and finding skilled tradespeople.

**If you are concerned about the loss of historic resources, what would be most effective to save historic resources?**

In response to what would be the most effective means to save historic resources, nearly 40% of respondents recommended additional funding through local or state sources. Many respondents pointed out the benefits of the Community Preservation Act. If financial incentives such as tax credits were added in, this response increased to 46%. The benefits of education and outreach efforts to increasing awareness were recognized by many respondents. Strengthening local regulations also scored high. Many respondents pointed out that demolition delay is only a limited tool and something stronger is needed. Only 2% of respondents recommended additional planning efforts.

**What historic preservation topic would you like to know more about?**

As a topic that respondents would like to know more about, funding scored highest once again. The other highest scores included preservation law, how to take care of a historic property, energy conservation for historic buildings and architectural history. This was particularly interesting as no preservation organization has offered these topics as regular workshops. Clearly, these are gaps that need to be filled.

# 2017 Historic Preservation Listening Tour: Cruising the Commonwealth

During the summer of 2017, Preservation Massachusetts, the statewide nonprofit advocacy organization, led a series of meetings around the Commonwealth in order to hear from individuals, groups, partners, and others regarding the current state of historic preservation in Massachusetts and their region. Meant as listening sessions, these meetings attracted a variety of attendees including homeowners, commercial property owners, activists, professional preservationists, developers, and local volunteers.

Discussion points included preservation challenges, trends, preservation needs, what new programs would be useful locally, success stories, and goals for the future.



*The Preservation Massachusetts Listening Tour, 2017*

Listening sessions were held in all regions of the state including North Shore, South

Shore, Cape Cod, Central Massachusetts, upper and lower Connecticut River Valley, Berkshires, Boston and at the statewide historic preservation conference in September, 2017.

MHC staff were able to attend half of the sessions. While much of the discussion mirrored concerns brought up directly to MHC staff over the past several years at training workshops, unique concerns and strategies were noted. Concerns over a generational disconnect regarding historic preservation were discussed. Strategies that would attract a younger demographic to preservation were put forth. A more organized system of regional conferences, workshops, and networking was recognized as an educational strategy but also as a marketing tool.

While a final report was not completed by the time of the writing of this plan, a number of key themes were noted throughout the sessions. Local preservationists repeatedly stated that additional educational

opportunities are needed on topics such as relationship building, public relations, and marketing. Additionally, broader educational venues are needed that can provide a positive message to the general public, educating everyone about the benefits of historic preservation. Attendees appreciated the opportunity to network and discuss preservation, recognizing that

regular, regional strategy sessions would be valuable. The need for more financial

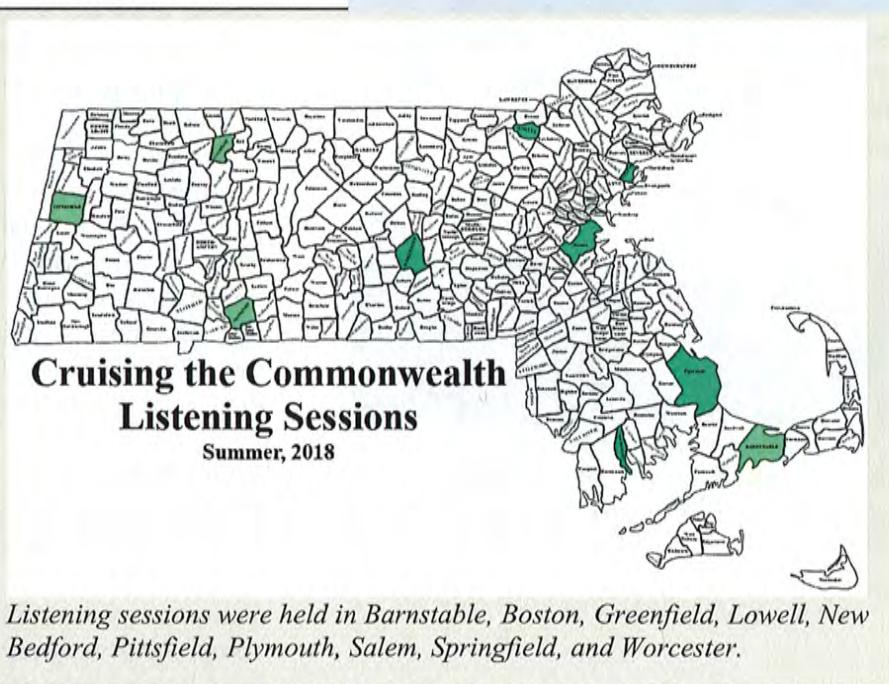
such as building code requirements, school building construction,



*Led by Preservation Massachusetts, a Cruising the Commonwealth Listening Session, Salem, MA, July, 2017*

resources, either through grants or tax credits, was brought up by developers, consultants, and local preservationists. The lack of qualified tradespeople to do skilled preservation work was noted and it was noted that new partnerships with educational facilities might improve this. Reaching out to more individuals and organizations involved with historic properties would have long-term benefits. The real estate community and residential homeowners were specifically identified as starting points. Changes to statewide policy,

and public bidding requirements, were all recognized as priority legislative initiatives for the preservation community.



# Identifying and Documenting Historic and Archaeological Resources

## **Issue: Maintaining and updating communitywide inventories of historic and archaeological resources.**

Out of 351 cities and towns, MHC presently identifies 67 communities with little or no inventory, and another 71 communities with only a preliminary level of communitywide inventory documentation. Elsewhere, many inventories are limited in geographic extent. Even where a comprehensive inventory is in place, in many cases survey work dates to twenty-five or thirty years ago and is in need of updating to current standards. Effective preservation planning and advocacy is dependent on current, accurate information on historic resources. Local historical commissions are responsible for periodically evaluating their community's historic resource survey needs and revisiting their inventories in the light of present research and planning concerns, and current documentation standards.



*The inventory for the City of Medford has greatly expanded following a multi-year survey effort. Shown here is the Washington Square area.*

## **Issue: Providing public access to inventory information for planning, advocacy and research.**

As the central repository for the Inventory of Historic and Archaeological Assets of the Commonwealth, the MHC provides public access through its searchable web-based MACRIS database and MACRIS-Maps GIS, with records linked to digital inventory forms and photos (including converted legacy paper records). Processing incoming materials, data entry, GIS digitizing, and the necessary maintenance and upgrading of the complex infrastructure supporting access to the inventory represents a significant ongoing financial and staffing commitment for MHC.

## **Issue: Developing and implementing local survey plans.**

A primary responsibility of local historical commissions is the active maintenance of a communitywide inventory of historic properties and sites. Where little or no survey work has been undertaken, where prior surveys have been limited in geographic scope or level of documentation, or where survey work has not been undertaken in recent times, local historical commissions should develop formal survey plans in order to establish the objectives, scope, phasing, and budgeting of local comprehensive survey efforts. Survey plans may be stand-alone documents, or may be included as part of a municipal preservation plan, master plan, or comprehensive plan.

## **Issue: Documenting the full range of historic resources by period, type, location, and association.**

Communitywide surveys should provide comprehensive coverage of the full range of local historic properties and sites. This

means not only documenting all classes of historic building forms and functional types, but also identifying non-building structures and objects, historic landscapes, and historically related groupings best considered as “areas”. Special efforts should continue to identify historic properties associated with minority populations or other groups previously under-represented in the inventory.

#### **Issue: Identifying archaeological resources.**

Municipalities are encouraged to undertake communitywide archaeological reconnaissance surveys performed by qualified professional contractors following an MHC-approved scope of work. Identification of currently available knowledge on the location and nature of archaeological sites, and delimitation of archaeologically sensitive areas within the community can provide the basis for local planning decisions and the development of protective mechanisms as part of the local project review and approval process.



*The West Springfield Generating Station (1947-49) was included in the historic resource survey update for West Springfield.*

Significant additions to the statewide inventory over the past planning period were made possible through sustained financial support through the MHC’s annual Survey and Planning Grant matching grants, and by significant local funding, either in match of MHC funds or in sole support of local survey efforts. By far the most important local funding came from Community Preservation Act grants. The era of volunteer-based, amateur historical commission member-compiled survey documentation has largely passed. Beyond financial support, MHC continues to provide technical support to local commissions in scoping, phasing and budgeting surveys, and in establishing documentation standards.

## **Evaluating and Registering Historic and Archaeological Resources**

#### **Issue: The volume of nominations submitted remains high, and the backlog of nominations continues to grow.**

Many of these nominations are related to projects taking advantage of tax incentives for rehabilitation. MHC’s National Register staff is small, and the team’s careful review and editing of each nomination is time consuming. Ideas include exploring new ways to expedite the review and editing processes and improving guidance materials for consultants, local historical commissions, and the public so that the submitted nominations more closely meet NPS and MHC documentation requirements.

#### **Issue: Supporting local survey efforts with technical and financial assistance.**

**Issue: The popularity of the federal and state tax credit programs creates challenges for registration.**

Many of the nominations received by MHC are for properties whose owners are pursuing federal and state tax credits. These nominations are often written in tandem with the certification application, and may not reach the documentation standards expected for National Register nominations, thus requiring a greater amount of input from MHC NR staff. Recommendation: Training for consultants by MHC staff to update them on NR technical and substantive requirements.

**Issue: Evaluation of common property types, including apartment buildings and industrial complexes, is a challenge.**

Turn of the 20<sup>th</sup>-century apartment buildings and industrial complexes, which comprise the majority of rehabilitation projects undertaken in Massachusetts, are particularly challenging property types for both evaluation and registration. They often lack architectural distinction (and of marginal integrity) and may have undistinguished histories. While National Register nominations are cumulatively creating a basis for evaluation, there is no comprehensive context study for either property type in the state. Survey, particularly in the city of Boston, is not yet comprehensive, making evaluation decisions difficult. Fostering additional survey and context development for understanding these important and challenging property types and ensuring justifiable decision-making on eligibility is needed.

**Issue: Mid-20<sup>th</sup>-century resources continue to be a challenge in evaluation and registration.**

Resources from the mid-20<sup>th</sup> century such as schools, hospitals, and other institutional buildings and campuses, residential subdivisions, commercial buildings, and designed landscapes remain insufficiently documented in Massachusetts. Both high-style and vernacular examples require additional research and documentation. Lacking context, evaluation decisions are difficult. Few properties have been found eligible for listing in the National Register, and even fewer have been listed. Additional survey efforts at both communitywide and statewide levels are encouraged, which will in turn build contexts on which to base evaluation and registration activities.

**Issue: Diversity in the National Register is an issue. National Register listings in Massachusetts should be broadened to increase representation for properties associated with all Americans.**

The National Register program in our state needs to be more diverse and accessible to all, and particularly to include resources associated with Asian Americans, with African Americans, with Native Americans, with Latino and Historic Americans, and with LGBTQ communities. Lack of knowledge of the implications of National Register designation contributes to the difficulty of soliciting nominations for eligible properties. The MHC's 2014 grant from the NPS' Underrepresented Communities program allowed the preparation of a context study for Chinese Immigrants and Chinese Americans in the city of Boston, along with an associated National Register nomination. The MHC needs to continue the momentum of this effort, supporting additional nominations under this context. Recommendations: Continue to work with local partner Chinese Historical Society of New England to gain

interest in additional National Register designations under the context. The MHC should work closely with local and statewide partners, including local historical commissions, CLGs, and the statewide nonprofit Preservation Massachusetts, to encourage interest in the National Register program among all underrepresented communities and to take advantage of future funding opportunities, should they exist, through the NPS' Underrepresented Communities grant programs.

**Issue: While local historical commissions may have an interest in listing National Register districts, property owners and local governments may continue to view the program with suspicion.**

The most common questions asked of MHC staff in public informational meetings and through other venues involve the perceived regulation of changes private owners may make to their own properties, the difference between National Register and Local Historic Districts, and the concern that the rules of each program may change in the future and become more restrictive. The MHC should continue to encourage district nominations, which are the most effective way to designate groups of associated historic resources in a single effort. The MHC should revise current public information materials and explore additional ways to educate the public about the National Register program.

**Issue: Evaluation and registration requirements are highly technical.**

The requirements often put these activities out of reach of most property owners, community members, and other nonprofessionals. The MHC no longer actively encourages self-done nominations, as the program requirements and levels of

documentation are beyond the abilities of most individuals. The MHC should offer more training and information for nonprofessionals in order to make the National Register program more understandable and accessible.

## Protecting Historic & Archaeological Resources through State & Federal Regulations

**Issue: Review and Compliance at the Massachusetts Historical Commission**

State and federal review and compliance laws and regulations do not give MHC approval power over projects, but rather provide a consultation process to assess and resolve any adverse effects to historic or archaeological properties. To the extent provided by state and federal law and regulation, MHC consults with project proponents and interested parties (tribes, local governments, preservation partner organizations, interested members of the public) to explore and adopt feasible project alternatives that avoid, minimize or mitigate impacts to historic and archaeological properties.

**Issue: Monitoring Existing Preservation Restrictions**

A systematic strategy for monitoring the Massachusetts Preservation Projects Fund (MPPF) preservation restrictions (PRs) held by MHC is needed. Establish a targeted number of active PRs to be monitored annually. Establish a methodology for assigning the grants staff specific PRs to be monitored concurrently with their ongoing project management. PR monitoring would

be accomplished prior to or immediately following otherwise scheduled site visits, to active MPPF projects that are strategically located in the same geographic vicinity.

#### **Issue: Establishing Additional Preservation Restrictions**

Under the statutory requirements of M.G.L. Chapter 184, Section 32, all perpetual preservation restrictions require MHC approval. The number of requests for preservation restriction approvals remains great, driven in large part by local Community Preservation Act grant requirements, and the increasing local uses of preservation restrictions by planning and zoning boards as conditions of special permits and variances. MHC provides technical assistance supporting development of local capacity and expertise in drafting preservation restriction agreements, maintaining best practices, and addressing specific property protection needs.

## **Protecting Archaeological Sites**

#### **Issue: Most of the state is privately owned.**

Most of the state is privately owned. Thus, most of the known archaeological sites in the state inventory are privately owned and are not subject to MHC review. In those cases, MHC utilizes a variety of strategies to work with landowners, tribes and interested parties to protect archaeological sites. One of the most effective strategies is to purchase an archaeological site. Funds from various state agencies can be used to purchase the site for conservation or to purchase a conservation restriction at fair market price.

#### **Issue: Coastal erosion due to severe weather storms, rain, wind and king tides threaten archaeological sites**

Dramatic weather events and unusually high tides have and will continue to erode coastal banks, exposing and disturbing archaeological deposits. MHC will need to work with state and federal environmental agencies to explore options for coastal armoring. Some coastal banks, such as the tall cliffs, cannot be armored. Archaeological excavation data recovery may be the only option. Funding these efforts will continue to be challenging.

## **Protecting Historic Resources through Financial Support**

#### **Issue: Massachusetts Preservation Projects Fund Monitoring**

Current challenges in addition to maintaining funding for the program include developing a revised preservation restriction agreement that will require a standard baseline documentation in the form of existing conditions, photographs, and other record documents. Similarly, the 600 MPPF preservation restrictions, currently held by the MHC, require the development of a more active covenant monitoring program. Presently, the MHC Grants Division staff is in the midst of notifying all owners of properties with MPPF restrictions to remind them of their obligations and responsibilities and to update with current contact information as well as anticipated project plans.

**Issue: Many urban areas have not passed the Community Preservation Act**

The number of cities that have passed CPA now includes Boston, Holyoke, Fall River, Malden, New Bedford, Pittsfield, Westfield and Quincy. Still, many of the state's urban areas such as Brockton, Fitchburg, Gardner, Haverhill, Leominster, Lowell, Lynn and Worcester have yet to pass the CPA. With high numbers of real estate filings at the registry of deeds from urban areas, this means that the CPA trust fund, the state match, receives a substantial influx from these urban areas, money that is then distributed outside these cities. Additional research, outreach or incentives may be needed to encourage more cities to pass the CPA.

**Issue: Many rural areas have not passed the Community Preservation Act**

As of 2017, 51% of the cities and towns in Massachusetts had not passed the Community Preservation Act. The vast majority of municipalities that have not passed the CPA are rural towns located in central and western Massachusetts.

**Issue: The Community Preservation Act state match is very low.**

Another challenge with the CPA is its very success. With more than 172 cities and towns passing the CPA, the state match continues to be spread thinner amongst all the recipient communities. Recent state matches have been around 30%. While the CPA state law does state that all CPA projects must follow the SOI Standards, the interpretation of the standards may be undertaken by a local board or commission with little training in interpreting the standards.

**Issue: Community Preservation Act and Preservation Restrictions**

The CPA has provided communities with opportunities not only to support preservation of significant historic properties through financial support, but to assure the public benefit of long-term protection of properties through preservation restrictions, which may be required as a condition of a CPA grant, purchased directly with a CPA grant, or otherwise required by the Act. Municipalities and grant recipients require technical support in the drafting and executing of preservation restriction agreements, and guidance in the approval and recording process. CPA grants to municipally-owned historic properties or for municipal purchases of historic properties represent special challenges in finding a qualified holder to administer and enforce the restrictions.

**Issue: Many cities and towns don't submit applications for MHC Survey and Planning Grants**

The majority of cities and towns did not apply for an MHC survey and planning grant. An informal survey of local historical commissions pointed to the challenges of acquiring a local match and a burdensome amount of paperwork.

**Issue: State and Federal Historic Rehabilitation Tax Credits**

MHC staff review and comment to the National Park Service on federal historic rehabilitation tax credit projects. Most of these projects also apply for state historic rehabilitation tax credits as well. However, because the state credit is limited by an annual cap of \$50 million, the state tax credit regulations allow for tax credit award up to 20% of the qualified rehabilitation expenditure. Due to the high demand for

state tax credits, most projects are not awarded the full 20% credit. This trend will continue unless the state legislature increases or removes the annual cap.

**Issue: Funding opportunities are not available for homeowners.**



*The adaptive re-use of the Linwood Mill, Northbridge, as senior housing was accomplished with state and federal tax credits.*

There are currently no statewide tax credits, loans or grants available to assist homeowners of historic properties.

## Protecting Historic Resources through Assisting Local Governments

**Issue: MHC assistance to local boards, commissions and committees doesn't meet needs**

MHC technical assistance to local historical commissions, historic district commissions, local historic district study committees, and other boards has continued to be available through multiple sources such as MHC guidebooks, handouts, DVDs, phone calls,

e-mail responses, and on-site workshops. Yet, with so many volunteer commission members, the level of assistance needed remains higher than MHC staff has the capacity to provide. Despite efforts to educate all local historical commissions through the above-noted methods, many local historical commission members remain unfamiliar with the basics of historic preservation such as the need for community-wide historic preservation planning, the role of historic property survey and the difference between a local historic district and National Register district. Local commissions particularly need on-site, professional assistance with specific projects and challenges. Providing MHC training to all commissions members, even regionally, is challenging as many commission members are unwilling to travel to training outside of their local community.

**Issue: Local Historical Commissions need additional training opportunities**

Several surveys of historical commission members in the last few years provided insight into the training needs of the commission members. In 2013, as local historical commission membership update forms were returned to the Massachusetts Historical Commission, MHC followed up with former members of the local historical commissions regarding their experiences as a commissioner. The surveys that were returned found that while the MHC guidebooks, e-newsletter, and regional workshops are considered useful, former commission members would have liked training on additional topics such as the state building code, lead paint hazards, accessibility and public relations. Attendees to the Western MA Local Historical Commission Coalition were also surveyed for additional training topics. Some of these topics, such as establishing local historic

districts, are currently offered by the Massachusetts Historical Commission and were delivered in subsequent workshops. New training workshops that are particularly needed for local historical commissions include historic property survey plans, running effective demolition delay public hearings, the legal framework of local bylaws and ordinances, architectural history, building code issues, cemetery preservation, the National Register nomination process, the role of the local commission in Section 106, rehabilitation tax credits, archaeology, explaining the value of historic preservation, and public relations.

**Issue: Local Historic District Commissions need additional training opportunities**

Based on feedback from current and former members of local historic district commissions, additional training opportunities are needed. New training workshops that are particularly needed for local historic district commissions include running effective public hearings, architectural history, procedural aspects of local historic districts, conducting design review, Secretary of the Interior Standards, design guidelines, the legal framework of local historic districts, building code issues, accessibility issues, explaining the value of historic preservation, and public relations.

## Protecting Historic Resources through Local Government Actions

**Issue: Local historical commissions do not have resources they need.**

Since 1963, local historical commissions have remained at the frontline of historic

preservation efforts. The challenges they face are enormous. Almost none of the commissions statewide have any professional staff assistance available to them. As volunteers, they rely simply on their own dedication to their community in the hopes of being effective. Local historical commission budgets remain largely very low statewide, limiting the projects that a commission can implement. Commission member recruitment is not given the same level of assistance as other local boards and commissions.

During 2014, the Massachusetts Historical Commission requested member updates for local historical commissions statewide. This is regularly done so that MHC can communicate directly with the hundreds of local historical commissions on training workshops, grant opportunities, and a variety of other relevant topics. As the membership update forms were returned, MHC staff contacted members who had recently resigned from their local historical commission with a brief opinion survey. The goal was to thank them for their service on the local commission and to hear their unique perspective about their tenure on the commission. Among the questions asked of the former members was what challenges they faced while serving on the commission. The list of responses was long and included inadequate budgets, lack of time, balancing competing community needs, the application decision-making process, working with the building department and the inspectional services department, educating applicants about local ordinances, educating the public about significant historic resources, lack of qualified local preservation contractors, attracting younger members to serve on the commission, and need for leadership skills.

### **Issue: Many local historical commissions are not active.**

While determining an accurate figure for the number of inactive local historical commissions is challenging, it is estimated that 10% of the commissions statewide are inactive. A commission is considered inactive if they have not met for at least 12 months. Without a local historical commission, there may be no one who can advocate for a threatened resource, recognize the need for preservation planning, or understand the preservation options and strategies that are available.

### **Issue: Many cities and towns do not have a Demolition Delay Bylaw or Ordinance.**



Demolition delay remains an essential tool at the local level to cope with the loss of historic resources. While over 20 cities and towns passed a demolition delay bylaw or ordinance since the last state plan, there remain 203 cities and towns without this basic level of regulatory protection. In these communities, a significant building can disappear within a matter of hours.

### **Issue: Most demolition delay bylaws and ordinances remain at 6 months.**

For those communities that have demolition delay, other challenges remain. While the trend is to see delay periods of 12 or 18 months, more than half of the existing demolition delay bylaws and ordinances remain at six months or less. Experience with demolition delay has shown that to be effective the delay period must be a minimum of 12 months.

### **Issue: Demolition delay is not seen as effective.**

Many local historical commission members state that they do not find their demolition delay bylaw or ordinance effective. This was also noted in the online outreach survey. Additional outreach efforts are needed to explain the role of demolition delay in a local preservation program.

### **Issue: Many significant areas are not protected by a local historic district.**

While 125 cities and towns now have at least one local historic district, that leaves 226 without the protection of a local historic district. Additionally, even for those cities and towns with a local historic district, the boundary of the district may only protect a very small geographic area, leaving many significant areas with no protections.



*Many significant areas of the state, such as this National Register district in Duxbury, are not protected by a local historic district.*

**Issue: Most local historic district commissions do not have staff support.**

There are over 120 local historic district commissions in Massachusetts. While Salem, New Bedford, Boston, Cambridge, Newton, Brookline, and Lowell have dedicated staff support, the remainder have no professional preservation staff support and rely solely on the volunteer members of the commission for administration, public education, and design review. Without some professional guidance, volunteer commission members face a daunting task of reviewing applications, holding public hearings, and issuing decisions.

**Issue: Most local historic district commissions do not have design guidelines or have guidelines that are not up-to-date.**

A review of local historic district commissions found that the majority of the commissions do not have individualized design guidelines specific to their historic resources. Design guidelines greatly aid the decision-making process and provide applicants with a clearer understanding. Of the commissions with design guidelines, many have not been updated for over 15 years. Updates may be needed on contemporary materials, new mechanical systems, and alternative energy systems as well as the text and illustrations of the guidelines.

**Issue: Many eligible municipalities have not applied for Certified Local Government status.**

While two new CLGs were added in Massachusetts during this planning cycle, fewer than 20% of eligible municipalities have chosen to pursue CLG status.

Additionally, not all of the existing CLGs

come in for the annual Survey and Planning grants that are dedicated to CLG communities. During 2014, MHC staff made additional efforts to contact existing CLGs to ask why this is the case. Although not a formal survey, reasons included grant administration time and the requirement for a local match. In order to attract additional CLGs, efforts are needed to increase the incentives to become a CLG.

**Issue: Local historical commissions and historic district commissions often do not have access to legal assistance.**

Local historical commissions and historic district commissions struggle with access to legal guidance.

**Issue: Local historical commissions, historic district commissions, and local building officials need to improve coordination and communication.**

Local historical commissions and historic district commissions must work directly with building inspectors, building commissioners, and building department staff in administering demolition delay, local historic districts, and architectural preservation districts. Yet, commissions and building officials have differing priorities which, in some communities, result in poor outcomes. Historical commissions generally have little understanding of the building code.



*Randolph, Stetson House, required by the building inspector to be demolished.*

**Issue: Many commissions do not engage in adequate public relations efforts.**

Generally speaking, local historical commissions and historic district commissions do not make public relations a priority. Direct outreach efforts to homeowners, contractors, developers, realtors, local elected officials, other local boards and municipal staff are often lacking.

**Issue: Municipalities are not protecting historic resources through Architectural Preservation Districts.**

While Brookline and Ipswich established architectural preservation districts (also known as Neighborhood Conservation Districts) during the last five years, this alternative local ordinance continues to be underutilized. It remains an excellent option for cities and towns interested in protecting



*Ipswich successfully established an Architectural Preservation District in 2015 as an alternative method to protect historic resources. However, few communities have pursued this worthwhile approach.*

overall neighborhood character without the potentially more rigorous design review regulations of a local historic district.

**Issue: Local commissions struggle with finding volunteer members.**

Particularly in smaller communities, local appointing boards are challenged by finding qualified, energetic volunteers to serve on local historical commissions and historic district commissions. This trend is not unique to local historical commissions. It is common for other local boards as well. Volunteer fire departments and local charitable, social organizations appear to have similar concerns. The trend is often attributed to busier lives, longer commutes, and longer work days. Additionally, over 10% of Americans move every year. As a result, residents are less likely to be engaged in their community.

**Issue: Most cities and towns do not have a current local historic preservation plan.**

While three communities, Barnstable, Randolph and Salem, completed comprehensive municipal preservation plans during the past five years, most cities and towns in Massachusetts do not have any historic preservation plan. Additionally, most of the existing plans are out of date as demonstrated by the chart below.

**City and Towns with a Municipal Preservation Plan**

Amesbury 1999  
Amherst 2005  
Barnstable 2010  
Bolton 1998  
Brookline 1983  
Deerfield 1990  
Fitchburg 1998  
Framingham 2016  
Gloucester 1990

Haverhill 1990  
Holyoke 1991  
Leominster 2000  
Medfield 1999  
Methuen 1997  
Middleborough 1989  
Millbury 1989  
Milton 1988  
New Bedford 1992  
Newbury 1991  
Newburyport 1991  
North Adams 1980  
Quincy 1990  
Randolph 2013  
Salem 2015  
Somerset 1986  
Wakefield 2001  
Wareham 2007  
Westminster 1998  
Weymouth 1989  
Woburn 1985  
Worcester 1987

## Protecting Historic and Archaeological Resources through Emergency Preparedness

**Issue:** Historic resources are threatened by natural disasters.

During this last planning cycle, Massachusetts experienced a devastating tornado, substantial flooding as well as other disasters. The tornado that struck the Springfield and Monson areas in 2011 was particularly destructive to historic resources. Some buildings were completely flattened, others were demolished due to severe



Tornado damage, Conway, 2017

## Protecting the Rural Historic Landscape

**Issue:** The rural landscape is threatened by suburban sprawl development.

A report issued in 2014 by the Massachusetts Audubon Society found that between 2005 to 2013, approximately 38,000 acres of forest or other undeveloped land were converted to developed land in Massachusetts. This averages out to 13 acres per day over this eight-year period.

structural damage. Another tornado during 2017 damaged historic resources in the town of Conway. Flood and wind damage from Hurricane Sandy and Tropical Storm Irene also impacted historic resources.

**Issue:** Preparedness for emergencies remains inadequate.

Massachusetts has been a national leader in raising awareness and promoting disaster planning for cultural resources through the efforts of COSTEP Massachusetts

(Coordinated Statewide Emergency Response). Wider education and implementation is needed, by stewards of historic properties and sites, in planning for disasters and understanding the emergency response framework, and in the local emergency response community in understanding the special needs of historic properties and sites in disaster situations. The majority of historic property-owning institutions do not have emergency plans, and few municipalities have a local disaster plan that explicitly identifies the needs of historic properties in disaster situations.



An exhibit at the Boston Society of Architects building demonstrates the devastating impact of sea-level rise on the city of Boston, including the anticipated daily level of water in their building by 2100.

**Issue: Sea levels are rising due to climate change.**

With over 60 coastal cities and towns, Massachusetts is especially vulnerable to sea-level rise, coastal erosion, superstorms, and flooding. According to the Greenovate Boston 2014 Climate Action Plan Update, sea level rise is “likely to be greater than the global average because Boston’s land is subsiding, or sinking, at about six inches per century and changing ocean currents and other features are affecting the distribution of ocean water.” The report further states that Boston has been ranked the eighth most at-risk coastal city in the world in terms of annual economic impact from projected flooding.

**Issue: Climate change will also have grave impacts on areas not adjacent to the coast.**

With more intense storms predicted, it is likely that inland, low-lying areas will be more likely to flood as a result of climate change. Many historic, industrial cities and villages, sited along rivers for waterpower, are particularly vulnerable to flooding and erosion. With a warming climate, new southern tree species will become more prevalent and the current New England forest will be replaced. Agriculture, as well, is likely to be impacted from additional weather extremes such as flooding or droughts.

## **Revitalizing and Protecting Historic Urban and Industrial Areas**

### **Issue: Population has declined in certain areas of the state.**

Cities and towns in the western part of the state, such as North Adams and Adams, have seen substantial population loss as manufacturing opportunities have declined. In 1900, the population of North Adams was 24,200. According to the city's Comprehensive Plan, the population is now at 13,708. The typical consequences of population loss are higher vacancy rates, more abandoned properties, demolition-by-neglect, foreclosed properties, and lack of new investment.

### **Issue: New models for housing are needed in historic downtowns and neighborhoods.**

Aging Americans and millennials want to live in areas that are walkable, bikeable, close to amenities, and served by public transportation. Yet, historic housing types, such as large single-family residential buildings, are not meeting the demographic needs of smaller family units.

## **Encouraging Historic Preservation through Heritage Tourism**

### **Issue: Massachusetts has not had a statewide historic marker program since the tercentenary in 1930.**

While many states have a coordinated method of highlighting significant historic

resources statewide, Massachusetts has no such program.

### **Issue: Massachusetts does not have a recent economic impact study of historic preservation.**

The last historic preservation economic impact study is more than 13 years old. While still cited, the report is out-of-date and inadequate. A new study is essential in order to provide current information on historic resources generate heritage tourism spending. The previous study did not include any regional data. In addition, no data exists for other meaningful preservation topics such as how community character, unique cities and towns and historic resources influence residents to remain in Massachusetts or settle here from elsewhere.

## **Strengthening the Stewardship of Historic and Archaeological Resources**

### **Issue: Many state-owned historic properties suffer from deferred maintenance.**

The Commonwealth of Massachusetts contains approximately five million acres of land. One million acres of land are protected as conservation or park land. The protected land, primarily managed by the Department of Conservation and Recreation, contains many historic and archaeological resources. Yet, state funds to adequately maintain all of the properties are not available and deferred maintenance characterizes many sites.

**Issue: Many local government properties suffer from deferred maintenance.**

For those communities with the Community Preservation Act, historic resources such as libraries, schools, city halls, town halls, fire stations, monuments, burial grounds, and



*Communities with the Community Preservation Act are often able to rehabilitate significant municipal property. Shown here is North Chelmsford Town Hall in Chelmsford.*

park land now have a revenue source accessible through a local decision-making process that can be used for restoration or rehabilitation. However, in non-CPA communities, deferred maintenance of municipal property remains a common occurrence.

**Issue: Massachusetts School Building Authority gives cities and towns funding to build new schools and abandon historic school buildings.**

The MSBA frequently funds new school construction that follows MSBA boilerplate architectural design. This practice can result in the abandonment or demolition of historic

school buildings that are being replaced by the new construction. It can also result in adverse visual effects of the new school universal design in historic districts, without any consideration for using the historic context design concepts. The MHC can help towns find new buyers of their abandoned school buildings, such as developers who are likely to design a new use for a school, utilizing state and federal historic rehabilitation tax credits.

**Issue: Owners of historic homes lack a simple means of finding qualified tradespeople.**

Although homeowners own the vast majority of the historic resources statewide, there are few resources to assist them with the stewardship of their property. Even more troublesome is the fact that finding qualified contractors sensitive and knowledgeable regarding best practices may be difficult to find or entirely unavailable in their geographic area. As a result, homeowners may be left with few preservation options regarding maintenance of their property. Aside from efforts at Historic New England, there is essentially no technical assistance in Massachusetts directed to historic homeowners. This is a huge constituency that is not being reached. Additional training for homeowners including topics such as lead paint abatement, window repair, energy efficiency, water infiltration, moisture, architectural details, and local history would be highly useful.

## Protecting Historic Resources through Education and Public Awareness

**Issue: Most communities do not have a local non-profit preservation organization.**

Historic preservation efforts at the local level occur largely through local historical commissions. While a local historical commission is well-positioned for many preservation tasks, as a governmental three to seven member appointed board, there are many preservation approaches that are best handled by a local historic preservation non-profit organization. These include constituency building, fundraising, historic plaque programs, social events, public education and outreach, endangered resource programs, and contractor and trade recommendations. Of the 351 cities and towns in Massachusetts, only about ten have a local non-profit organization. These include the following:

Boston  
Historic Boston, Inc.  
Boston Preservation Alliance  
Dartmouth  
Dartmouth Heritage Preservation Trust  
Falmouth  
Falmouth Preservation Alliance  
Holyoke  
Holyoke Preservation Trust  
Lowell  
Lowell Heritage Partnership  
Nantucket  
Nantucket Preservation Trust  
New Bedford  
Waterfront Historic Action League  
Newburyport

Newburyport Preservation Trust

Salem

Historic Salem, Inc

Springfield

Springfield Preservation Trust

Worcester

Preservation Worcester

**Issue: The preservation community is often reactive in media relations.**

Quite often, the preservation community is faced with reacting to preservation issues already broadcast in the public media. There is currently no coordinated effort to proactively work with media outlets through a dedicated public relations professional who could demonstrate success stories and preservation benefits, locally and statewide. The results are negative coverage.



*Fun activities underway for children through the non-profit preservation organization, the Dartmouth Heritage Preservation Trust.*

**Issue: The Massachusetts Preservation Coalition has an essential role in the future of preservation.**

The Massachusetts Preservation Coalition, made up of preservation partners around the state, has been particularly effective at advocating for the Massachusetts Historic Preservation Tax Credit as well as

organizing the Statewide Historic Preservation Conference in 2013. Consensus by Coalition members on priority issues, projects, and legislation is needed for the Coalition to be most effective.

**Issue: Historic preservation stakeholders do not have adequate opportunities for preservation education.**

There is currently no coordinated effort to provide preservation education to the many groups that have a direct or indirect impact on historic preservation statewide. These stakeholder groups include realtors, contractors, architects, developers, homeowners, business owners, and municipal employees such as planning directors, town planners, building inspectors, zoning boards, planning boards, and community preservation committees.

**Issue: Local commission websites need more information.**

A review of municipal websites in 2014 found a substantial increase in the number of local historical commissions and historic district commissions that have a specific webpage. While this was a notable improvement, the review found that approximately 25% of municipalities still do not have a webpage that includes the local historical commission or historic district commission. Additionally, too many of the existing webpages contain only minimal information, such as a list of commission members and the year their term expires. A local commission webpage is an essential tool for education, outreach, and strengthening historic preservation efforts and needs to be a local commission priority.

**Issue: Historic preservation does not have a user friendly online presence in Massachusetts.**

For those who use the Massachusetts Historical Commission website regularly, the access to digital information remains abundant and useful. The online data of the Massachusetts Cultural Resource Information System (MACRIS) increased dramatically within the last five years. The MHC website also includes forms, FAQs, and basic program information. However, based on feedback from users, the website does not generate enthusiasm about historic resources and could be enhanced.

**Issue: Statewide Historic Preservation Conference is not an annual conference.**

The Massachusetts Preservation Coalition successfully held a Statewide Historic preservation conference in October, 2013 in Lexington, Massachusetts. It was the first statewide historic preservation conference since 2005. The need and interest in a statewide historic preservation conference was demonstrated by the number of people who registered as soon as registration opened. Registration for the conference reached its maximum number during the early-bird registration period. As a result, registration was forced to close and the conference could not accommodate the many additional people who wanted to attend. Unfortunately, an annual statewide historic preservation conference could not be sustained by the coalition and it was decided to hold a statewide conference only every other year. A state preservation conference was held in August, 2015 in Worcester and in Lowell in 2017. An annual statewide conference remains a great need for the preservation community.

## **Integrating Historic Preservation into Environmental Sustainability**

### **Issue: Misperceptions persist that historic buildings cannot be energy efficient.**

While outreach efforts have been made to demonstrate that historic buildings are part of the solution to energy efficiency, misperceptions remain that new buildings and products must be more energy efficient, simply because they are new. At the local level, historic district commissions regularly hear from property owners, insistent that replacement windows must be installed for their energy efficiency. Yet, even among energy professionals, it is acknowledged that replacement windows are inferior compared to other energy-saving strategies.

In Vermont, historic preservationists from the state historic preservation office and statewide non-profit organization partnered with a statewide energy-efficiency organization to determine a list of best options for energy savings. A website and brochure are now available that describe how to save money and energy and why replacement windows do not yield the best return on investment. The statewide non-profit organization for Pennsylvania, with funding from the state historic preservation office, prepared a guidebook on the benefits of retaining original historic windows.

### **Issue: Historic wood windows are continuing to be removed unnecessarily.**

According to the New England Window Restoration Alliance, making historic wood windows energy efficient may be as simple

as repairing broken glass, failed glazing, and inadequate weather stripping. Despite numerous studies demonstrating the economic and environmental advantages to restoring wood windows, the replacement of old-growth historic wood windows remains a common occurrence

### **Issue: Photovoltaic systems are increasingly placed on historic buildings.**

An increasing number of local historic district commissions are receiving applications for roof-mounted photovoltaic systems on residential, commercial and industrial buildings. Many local historic district commissions have inadequate design guidelines for alternative energy systems. While many commissions are interested in how solar panels can be accommodated appropriately, some commissions have stated that no solar panels are acceptable in a local historic district. Local historic district commissions need to revise their design guidelines in ways that solar photovoltaic systems can be accommodated while at the same time historic resources are protected.

## **Strengthening Partnerships with Varied Organizations, Demographics and Interests**

### **Issue: The public image of historic preservation is mixed.**

Historic preservation is, at times, perceived as unaccommodating of economic development, job creation, fixed incomes, and sustainable energy improvements. Yet, historic preservation is a job creator and can

increase the tax base. Historic preservation, energy conservation, and environmental protection are all linked together. The historic preservation community must reach out to varied organizations, seek common ground, and advocate together for the many shared goals.

**Issue: Opportunities exist to demonstrate that historic neighborhoods promote healthy adults and children.**

As noted in the *Step It Up! The Surgeon General's Call to Action to Promote Walking and Walkable Communities*, the public health community has recognized that walkable communities can be highly beneficial to improving health. As historic neighborhoods are particularly well-suited to encouraging more pedestrian activity as part of daily routines, the historic preservation community has an opportunity to partner with public health professionals to encourage more investment in historic neighborhoods.

## **Including diverse cultural and ethnic communities in historic preservation efforts**

**Issue: Many of the diverse communities that have contributed to Massachusetts history remain underrepresented in local historic resource inventories and in National Register of Historic Places listings.**

Despite ongoing efforts to identify, document, and recognize historic properties and sites associated with minority and immigrant populations, these associations still often are not fully researched or

acknowledged. This is particularly true of more recent historic immigrant communities whose arrival in Massachusetts dates to the mid-20<sup>th</sup>-century period.

**Issue: Historic communities and neighborhoods that presently have predominantly minority and/or immigrant populations should be better served by historic preservation programs.**

The economic, environmental, and social benefits of historic preservation should be an integral part of efforts to support and revitalize communities throughout Massachusetts. For traditionally underserved populations or emerging immigrant neighborhoods, partnering preservation best practices with programs supporting housing, and community development can contribute to well-being, quality of life, and a sense of place.

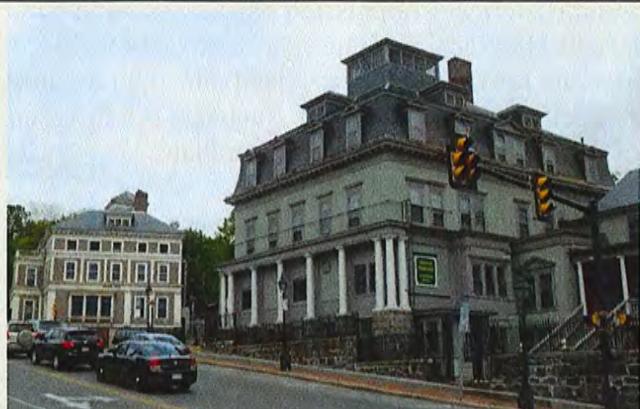
**Issue: Historic preservation would benefit from greater diversity among its practitioners, whether trained professionals, volunteer board and commission members, or committed advocates.**

Historic preservation depends on a broad constituency concerned with community character, vibrant neighborhoods, and the specific qualities of distinctive and valued places. Widely broadening the appreciation of and expertise in the tools and methods of historic preservation is critical to keeping its practice vital in the 21<sup>st</sup> century.

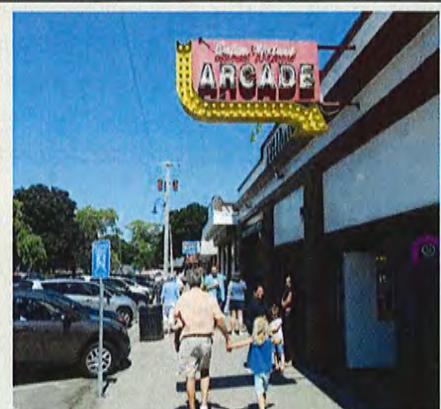
**Massachusetts  
State Historic Preservation Plan  
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**Section 4**

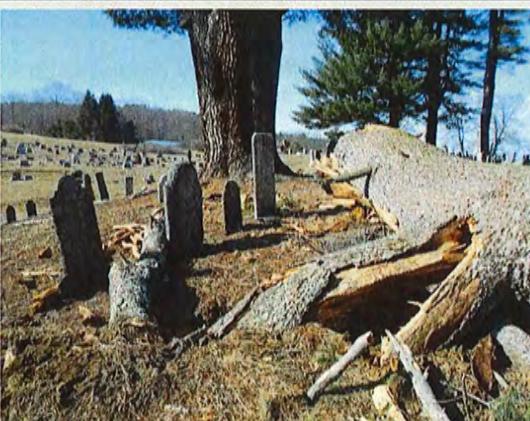
# Goals and Objectives



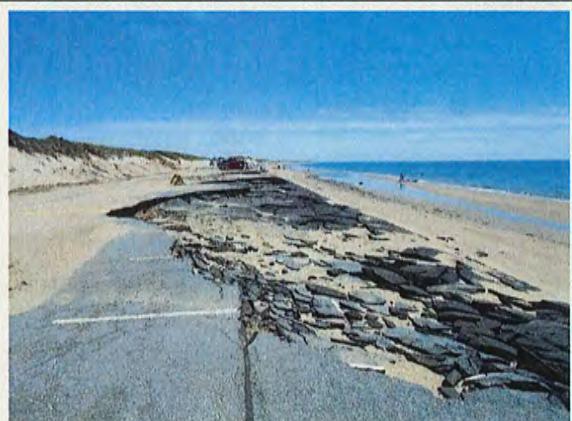
Downtown Methuen



Salem Willows



Conway Tornado Damage



Coastal Erosion in Provincetown

# Introduction

After reviewing the major accomplishments over the past five years, considering the current challenges we face, this section looks ahead to the next five years for what needs to be done and offers a benchmark for how to reflect on the status of historic preservation five years from now.

These Statewide Goals and Objectives can only be accomplished through the commitment of many local, regional, and statewide organizations involved in historic preservation. Partnerships are essential. So, too, is the recognition that each organization has unique strengths that will collectively bring us closer to reaching these goals.

It should be noted that some of the Massachusetts Historical Commission objectives found here represent core responsibilities of the Massachusetts Historical Commission. These are included here because the Statewide Goals and Objectives are referred to regularly and, most importantly, form the basis of our Annual Work Programs. Each task included in our Annual Work Program must refer back to the Goals and Objectives of this State Historic Preservation Plan.

## **Historic Property Survey**

### **Goal 1: Identify and Document Historic and Archaeological Resources**

1. Establish, update and, expand communitywide and targeted historic and archaeological surveys.
2. Improve access to inventory information through MHC's web-based MACRIS database and MACRIS-maps GIS.
3. Prepare survey plans for communities initiating and updating comprehensive historic properties surveys.
4. Document the full range of historic resources by period, type, location, and association.
5. Provide technical and financial assistance to cities and towns undertaking historic resources surveys.

## **National Register of Historic Places**

### **Goal 2: Evaluate and Register Historic and Archaeological Resources**

1. Evaluate historic property significance using the National Register of Historic Places criteria.
2. Assist local historical commissions, Certified Local Governments, and the general public in understanding the evaluation and registration processes and the requirements for National Register eligibility opinions and listing.
3. List National Register-eligible properties in the National Register of Historic Places.
4. Encourage the listing of properties in the National Register of Historic Places through publications and workshops, and explore other vehicles, such as social media.
5. List the full range of resources by type, period, theme, association, and location to diversify the National Register program.
6. Reach out to underrepresented communities through public meetings and publications to publicize the National Register program. Recognize that translations of MHC's National Register materials into other languages may be necessary to reach diverse communities.
7. Encourage the listing of National Register districts—the most efficient vehicle for listing the most associated historic resources in a single effort.

## **Outreach and Collaboration**

### **Goal 3: Protect Historic Resources through Education, Collaboration, and Public Awareness**

1. Undertake public information programs to heighten public awareness of historic resources.
2. Develop new methods of outreach through social media, webinars, and the use of other technologies.
3. Develop a web presence that highlights statewide historic resources through inviting, accessible, and non-academic means.
4. Publicize preservation successes through local, regional, and state avenues.
5. Develop partnerships with a broad range of organizations to find common ground.
6. Collaborate with educational officials to bring local preservation into classroom activities.

7. Collaborate with local and regional land trusts and other open-space protection organizations on preserving cultural landscapes.

## **Advocacy**

### **Goal 4: Protect Historic Resources through Greater Advocacy**

1. Encourage the development of local or regional non-profit historic preservation advocacy organizations.
2. Provide training to individuals and organizations interested in local advocacy.
3. Advocate at the local, state, and national level for funding, policies, and regulations that support historic preservation.
4. Establish a statewide association of local historical and historic district commissions.
5. Develop and share data and statistics that can be utilized for historic preservation advocacy.

## **Stewardship**

### **Goal 5: Strengthen the Stewardship of Historic and Archaeological Resources**

1. Encourage and support state agencies, municipalities, and non-profit organizations to maintain their significant historic properties.
2. Develop programs or materials for homeowners on best practices for maintaining their significant historic properties
3. Improve state policies and regulations to encourage historic preservation.
4. Support the development of preservation trades programs that provide local jobs, workforce development, and a preservation option for historic property owners.

## **Funding**

### **Goal 6: Protect Historic Resources through Financial Support**

1. Administer, support, and publicize MHC's Massachusetts Preservation Projects Fund (MPPF).
2. Administer, support, and publicize MHC's Survey and Planning Grant program
3. Administer, support, and publicize the federal and state historic rehabilitation tax credit programs.
4. Seek the expansion of the state historic rehabilitation tax credit program through significantly increasing or removing the annual cap.
5. Encourage cities and towns to adopt the Community Preservation Act.
6. Provide technical support to cities and towns requiring preservation restrictions as a result of Community Preservation Act grant awards.

## **Climate Change and Disaster Preparedness**

### **Goal 7: Protect Historic Resources from Climate Change, Natural Disasters, and Human-Made Disasters**

1. Encourage vulnerability modeling, planning, policies, infrastructure, and regulations that will help protect significant historic resources from climate change, natural disasters, and human-made disasters.
2. Encourage owners of historic and archaeological resources to engage in disaster-preparedness planning.
3. Promote coordination and communication regarding disaster-planning best practices between cultural-resources stewards and emergency-management agencies.

## **Diverse Communities**

### **Goal 8: Include diverse cultural and ethnic communities in historic preservation.**

1. Collaborate with diverse communities to learn how historic preservation could improve quality of life, community, and economic opportunities.
2. Provide opportunities for historic preservation that can reflect a broader range of cultures, traditions, and ethnicity.
3. Develop multilingual publications and webpages to engage a broader audience.

## **Local Government Assistance**

### **Goal 9: Protect Historic and Archaeological Resources through Assisting Local Governments**

1. Encourage and assist communities in adequately identifying and documenting their historic resources, planning for their protection, and advocating for protective mechanisms.
2. Provide technical assistance to cities and towns interested in establishing local historic districts, demolition delay bylaws, architectural preservation districts, and other local protection mechanisms.
3. Provide regional workshops to local commissions and municipal staff on Secretary of the Interior Standards, preservation planning, local historic districts, demolition delay bylaws, design review and other topics as needed.
4. Investigate additional means of training such as the use of webinars.
5. Facilitate peer information exchange among local commissions.
6. Administer, support, and publicize the Certified Local Government program.
7. Administer, support, and publicize the Massachusetts Preservation Projects Fund (MPPF) throughout Massachusetts targeting both urban and rural communities and municipalities and non-profit organizations.

## **Local Government Actions**

### **Goal 10: Protect Historic and Archaeological Resources through Local Governments**

1. Protect historic and archaeological resources through the passage and administration of local historic districts, demolition delay bylaws, architectural preservation districts, and other preservation local bylaws and ordinances.
2. Revise local bylaws and ordinances to encourage concentrated development, discourage sprawl, and revitalize commercial centers.
3. Attend training workshops offered by the Massachusetts Historical Commission.
4. Integrate historic preservation into the local planning and development process.
5. Revise local zoning to encourage adaptive re-use within urban neighborhoods and of underutilized buildings.
6. Adopt the Community Preservation Act as a source of funding for historic preservation projects.
7. If qualified, apply for status as a Certified Local Government through the Massachusetts Historical Commission.

## **Sustainable Development**

### **Goal 11: Encourage Sustainable Development through Historic Resources**

1. Demonstrate that historic resources are inherently sustainable through publicizing research data.
2. Seek collaborative efforts with energy-saving professionals, contractors, building officials, architects, and developers regarding best practices for rehabilitation and infill development.
3. Demonstrate that new housing construction and job creation in small and large cities is the most effective method of sustainable development.

## **Economic Development**

### **Goal 12: Encourage Economic Development through Historic Preservation**

1. Market statewide historic and cultural resources to both residents and out-of-state visitors.
2. Organize the many small historic and cultural institutions into larger heritage tourism efforts.
3. Demonstrate the need for additional infrastructure to support heritage tourism.
4. Develop niche heritage tourism themes such as genealogy, railroads, burial grounds, and bridges.
5. Undertake an economic-impact study regarding the economic benefits of historic preservation.

## **State & Federal Policies and Regulations**

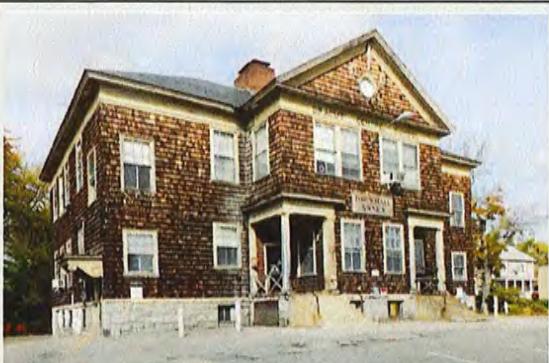
### **Goal 13: Protect Historic & Archaeological Resources through State & Federal Policies and Regulations**

1. Review projects with state and/or federal involvement for their potential impact on historic and archaeological resources.
2. Encourage the use of preservation restrictions as a means of protecting significant historic and archaeological resources.
3. Monitor properties on which MHC holds preservation restrictions.
4. Develop creative and sensitive accessibility solutions for historic properties.
5. Provide technical assistance regarding the state building code as it relates to historic properties.

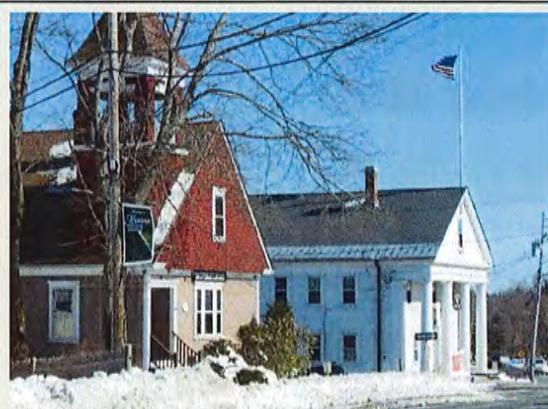
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**Section 5**

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Stuart Brorson  
Arlington Historical Society  
7 Jason St  
Arlington, MA  
02476

November 30<sup>th</sup>, 2019

Community Preservation Act Committee  
c/o Julie Wayman  
Town of Arlington  
730 Massachusetts Avenue  
Arlington, MA 02476

Re: Support for Communitywide Archaeological Reconnaissance Survey Application

Dear Committee Members,

I write you regarding the Department of Planning and Community Development's (DPCD) application for funding to conduct a survey of archaeological resources in Arlington. I am president of the Arlington Historical Society. I circulated a copy of your project proposal to our board, and ask them to vote on whether we would support your archaeological survey project. I am pleased to say we voted overwhelmingly in favor of expressing our support for this project with no "nay" votes. As an organization devoted to disseminating knowledge about Arlington's history, we believe this is a very worthwhile project for the town to undertake.

Let me add that the Historical Society is interested in helping and participating in this project in any way we can. Please feel free to reach out to me via the Society if you want to discuss how we might participate, assuming the project is approved.

Sincerely,

Stuart Brorson  
Arlington Historical Society President



## OLD SCHWAMB MILL

November 26, 2019

Community Preservation Act Committee  
Town of Arlington  
c/o Julie Wayman  
730 Massachusetts Avenue  
Arlington, MA 02476

Re: Support for Communitywide Archaeological Reconnaissance Survey Application

Dear Committee Members,

I am writing to express my strong support for the Department of Planning and Community Development's (DPCD) application for funding to conduct a survey of archaeological resources in Arlington. The Schwamb Mill, on a site dating to the seventeenth century, is located in the Mill Brook Corridor. The Old Schwamb Mill has been in use since colonial times and its presence and preservation is crucial for Arlington's historical and cultural record and identity. We are especially supportive of any research that would help us understand more exactly the mill's history and its context.

Implementing the Survey Master Plan by conducting an Archaeological Reconnaissance Survey focusing on the Mill Brook Corridor has our utmost approval and support. We have hundreds of guests each year and constantly are told how delighted they are that the Mill and its brook continue to exist. Understanding this space in the larger context, afforded by an archaeological study, would enhance its meaning and contribution to Arlington citizens and to all visitors.

The information gained from a professional Archaeological Reconnaissance Study can help us all better protect this fragile landscape and its history. This documentation effort will benefit all current and future Arlington citizens.

On behalf of The Preservation Trust of The Old Schwamb Mill, I am pleased to support the Department of Planning and Community Development's application for funding to conduct a survey of archaeological resources in Arlington.

I am pleased to see the DPCD's commitment to advancing the recommendations of the Survey Master Plan, and I believe that focusing on undocumented archaeologically sensitive cultural resources and landscapes is an appropriate next step. Arlington residents and decision makers will benefit now and in the future from the documentation afforded by this study.

I hope you will consider this application favorably.

Sincerely,

Dermot Whittaker, President  
Schwamb Mill Preservation Trust Inc